

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Combined Areas: Haller & Bitter Lakes; Licton Springs/006; & Northgate/007
Previous Physical Inspection: Area 6 in 2000 and Area 7 in 2003

Sales - Improved Summary:

Number of Sales: 854

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$137,000	\$136,600	\$273,600	\$288,000	95.0%	9.26%
2004 Value	\$142,300	\$142,900	\$285,200	\$288,000	99.0%	9.18%
Change	+\$5,300	+\$6,300	+\$11,600		+4.0%	-0.08%
% Change	+3.9%	+4.6%	+4.2%		+4.2%	-0.86%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.08% and -0.86% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$142,600	\$129,700	\$272,300
2004 Value	\$148,100	\$135,500	\$283,600
Percent Change	+3.9%	+4.5%	+4.1%

Number of one to three unit residences in the Population: 8252

Summary of Findings: A statistical analysis was conducted using the Kruskal-Wallis or Mann-Whitney U test as appropriate; to determine the feasibility of combining geographical areas for the purposes of the annual update process. Variables looked at during this analysis included but were not limited to lot size, grade, condition, age and above grade living area as they are typically most influential in determining value. Applying appraiser knowledge and judgment while reviewing the analysis, led to a determination to combine.

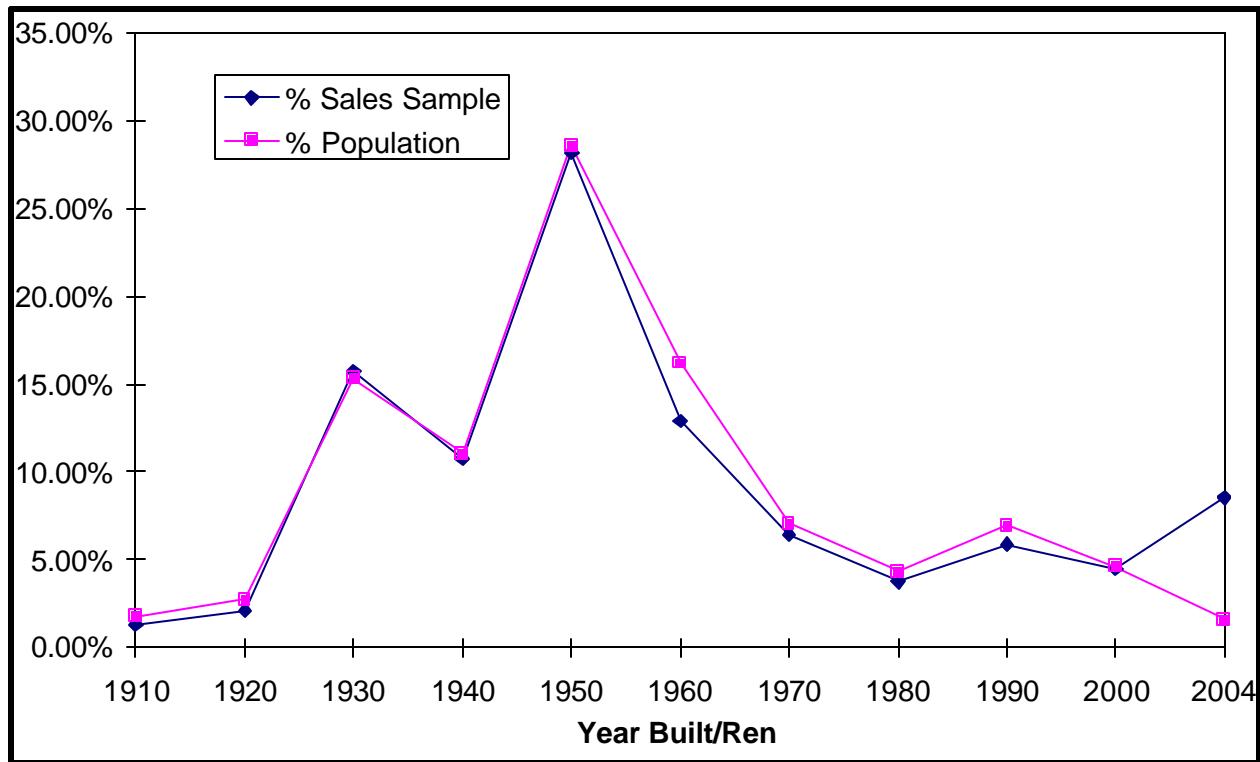
The analysis for these two areas consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that 2 Sub-Area variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. Homes located in Area 6 Sub-Area 2 & in Area 7 Sub-Area 8 were at a higher assessment level than the rest of the sales sample and were adjusted upward less than others. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	11	1.29%
1920	18	2.11%
1930	134	15.69%
1940	92	10.77%
1950	241	28.22%
1960	110	12.88%
1970	55	6.44%
1980	32	3.75%
1990	50	5.85%
2000	38	4.45%
2004	73	8.55%
	854	

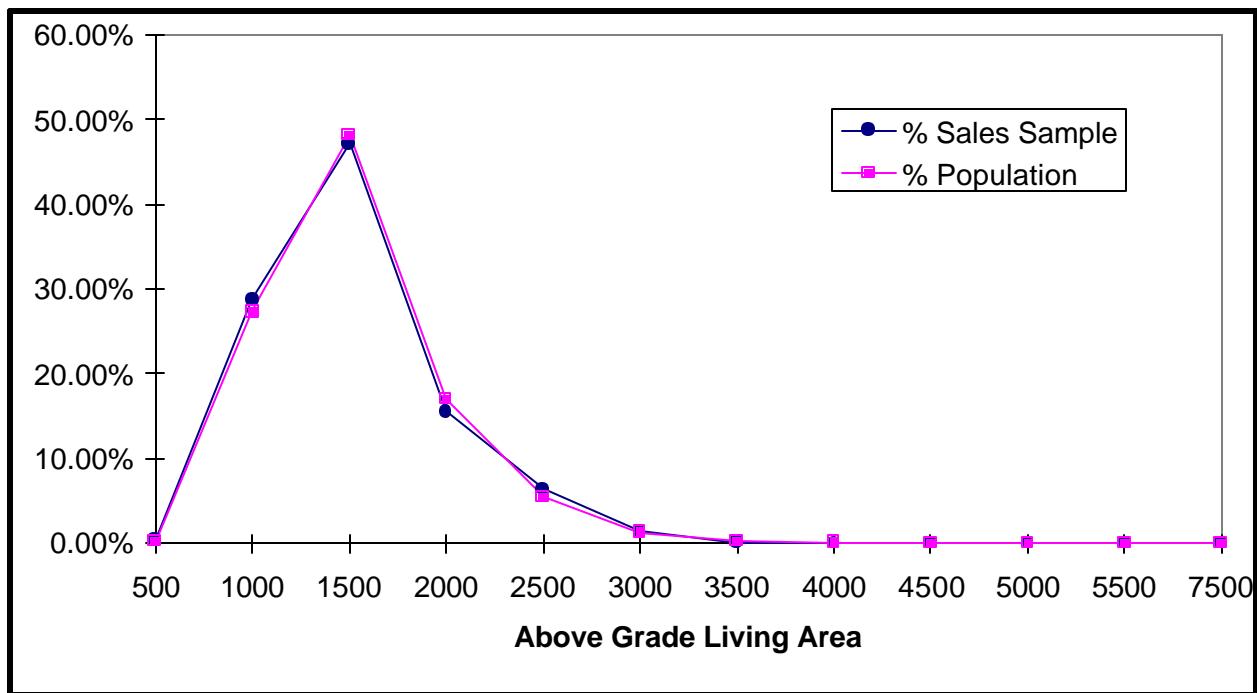
Population		
Year Built/Ren	Frequency	% Population
1910	144	1.75%
1920	223	2.70%
1930	1265	15.33%
1940	911	11.04%
1950	2358	28.57%
1960	1335	16.18%
1970	580	7.03%
1980	355	4.30%
1990	570	6.91%
2000	381	4.62%
2004	130	1.58%
	8252	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

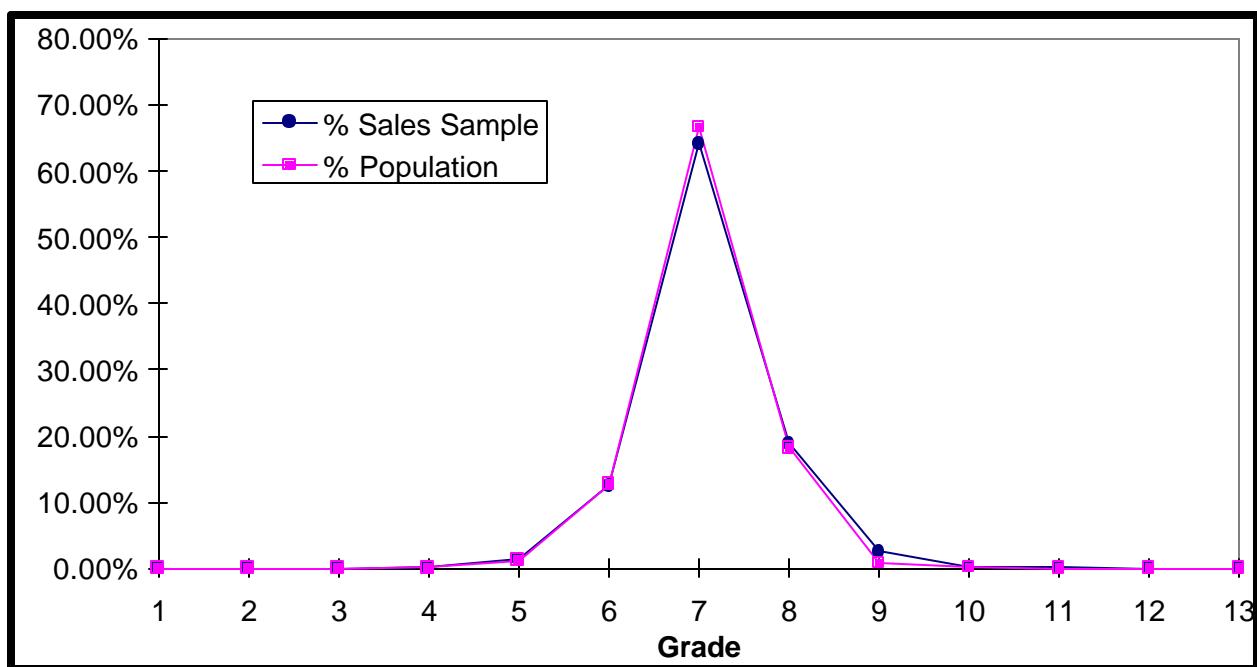
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	4	0.47%	500	22	0.27%
1000	246	28.81%	1000	2256	27.34%
1500	403	47.19%	1500	3976	48.18%
2000	133	15.57%	2000	1406	17.04%
2500	55	6.44%	2500	450	5.45%
3000	12	1.41%	3000	104	1.26%
3500	1	0.12%	3500	23	0.28%
4000	0	0.00%	4000	9	0.11%
4500	0	0.00%	4500	3	0.04%
5000	0	0.00%	5000	3	0.04%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	0	0.00%
	854			8252	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

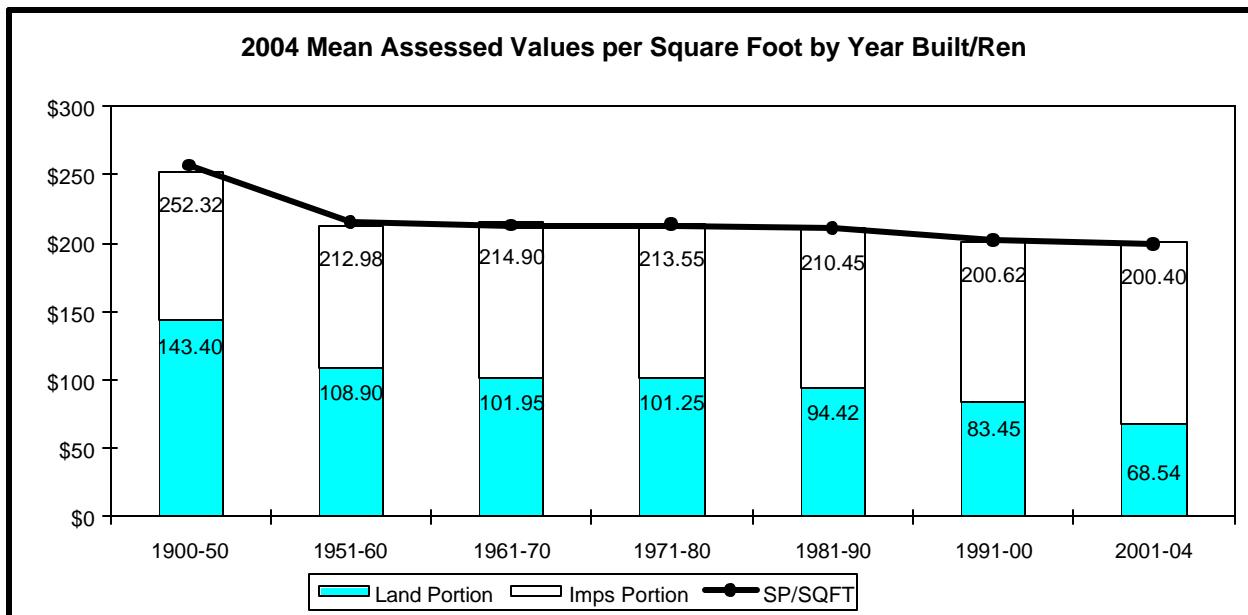
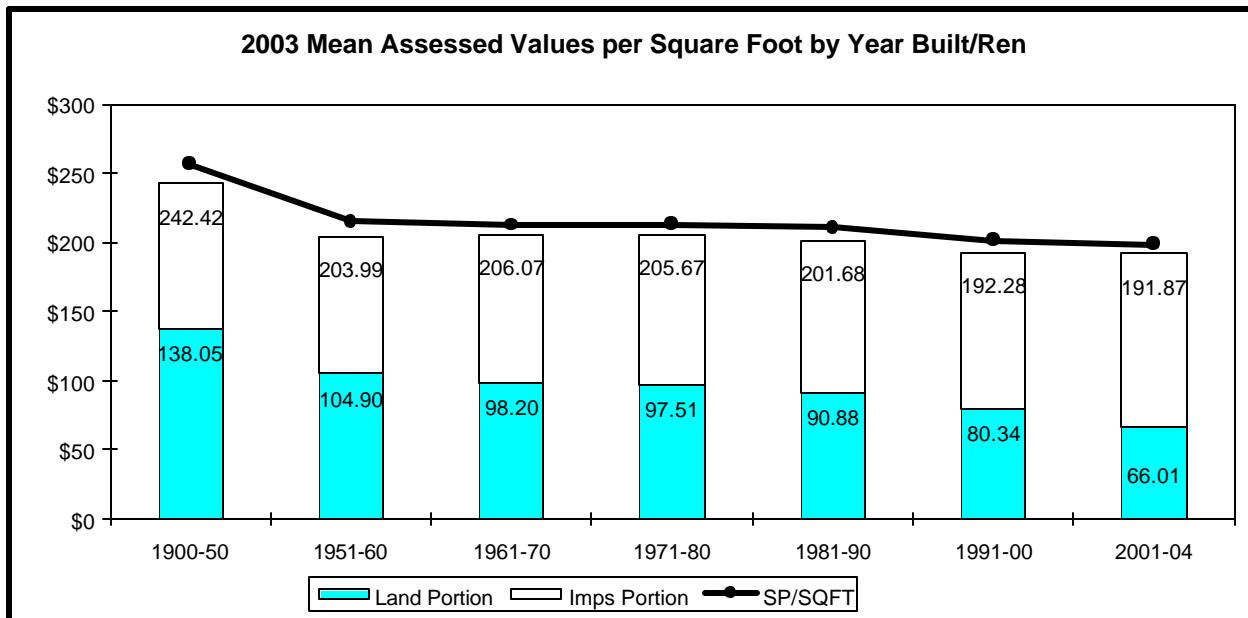
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	1	0.12%	4	6	0.07%
5	12	1.41%	5	103	1.25%
6	107	12.53%	6	1046	12.68%
7	548	64.17%	7	5502	66.67%
8	161	18.85%	8	1502	18.20%
9	22	2.58%	9	73	0.88%
10	2	0.23%	10	19	0.23%
11	1	0.12%	11	1	0.01%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
		854			8252



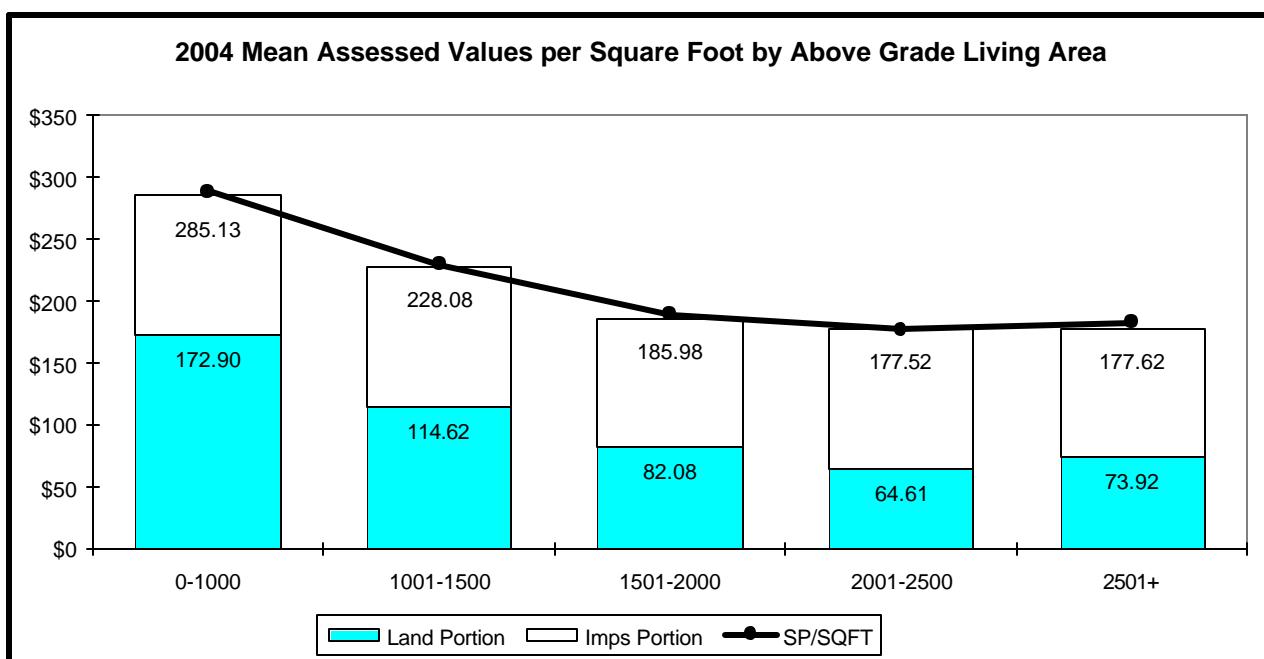
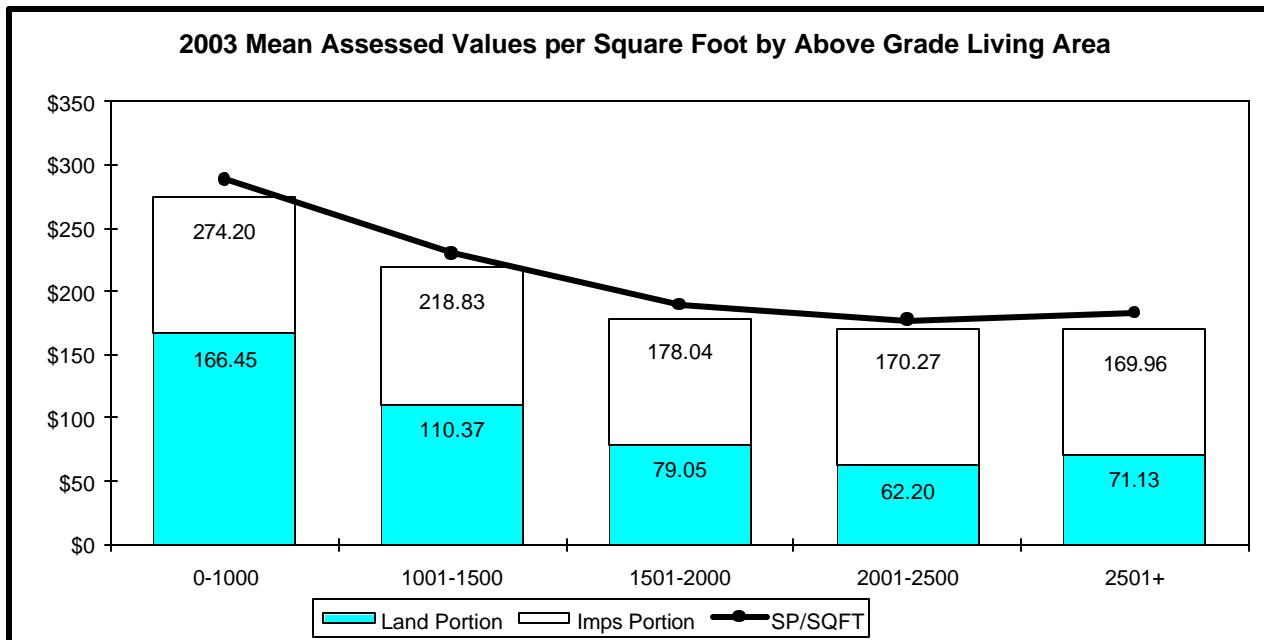
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated**



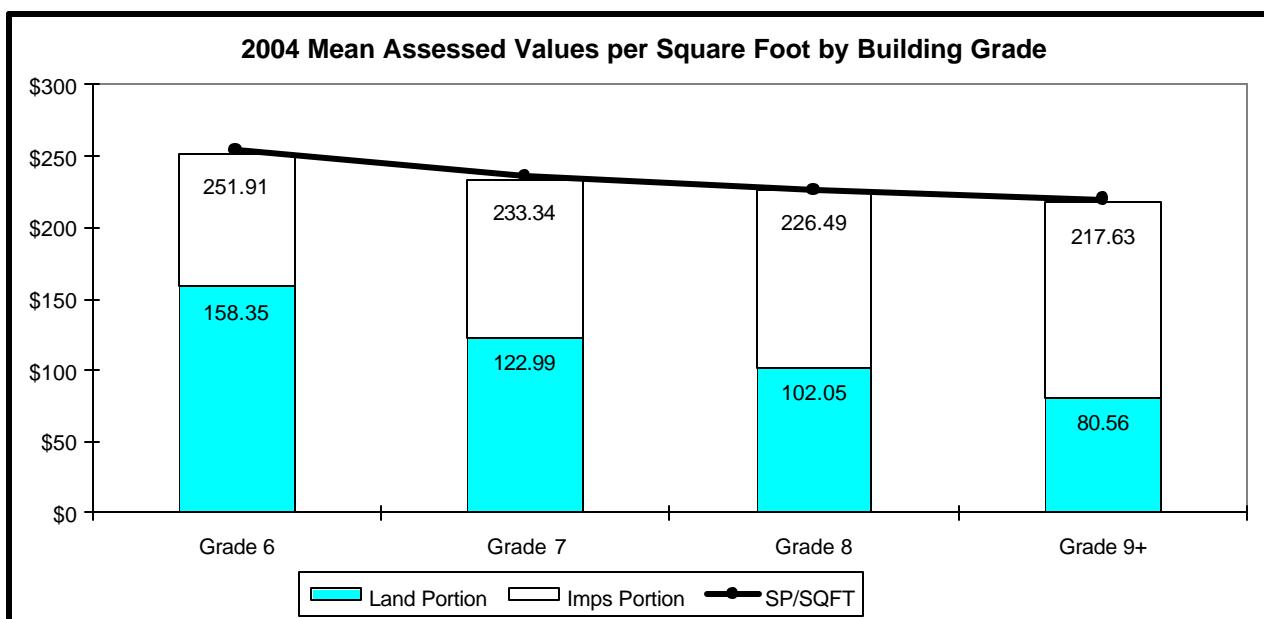
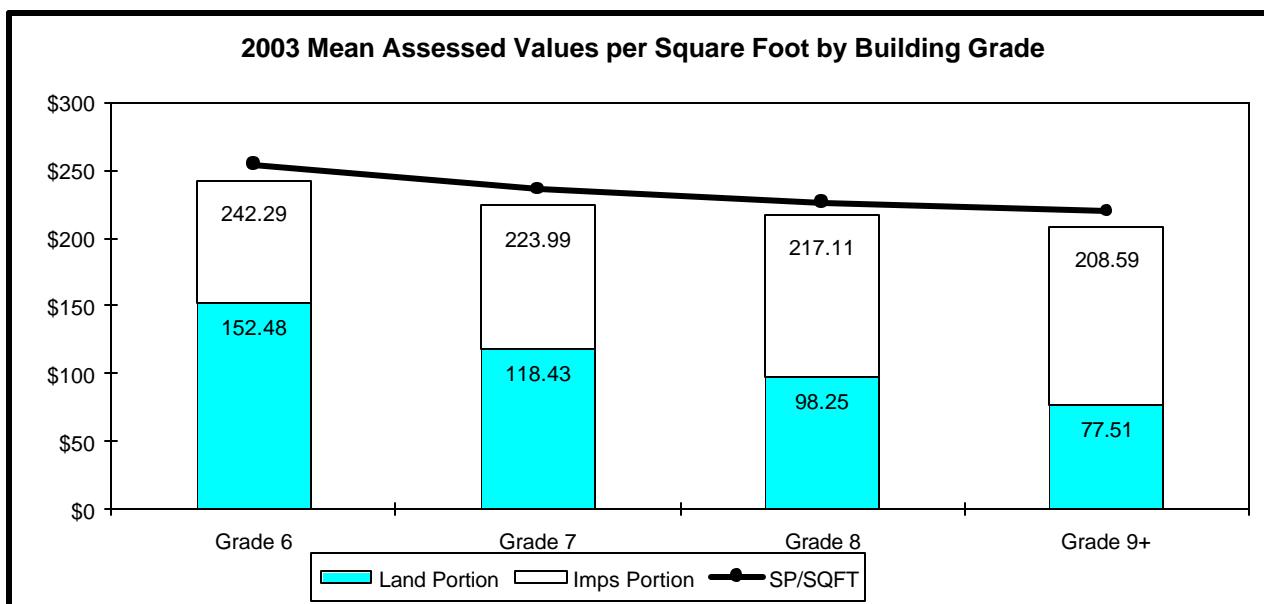
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There are only 13 homes in the sales sample with more than 2500 SQFT of Above Grade Living Area.

**Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

There were not enough vacant land sales available in Areas 6 & 7 to derive a market adjustment based only on vacant land sales. Based on the % change from the improved sales sample, a market adjustment for land was derived. The formula is:

2004 Land Value = 2003 Land Value x 1.042, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 854 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that 2 Sub-Area variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. Homes located in Area 6 Sub-Area 2 & in Area 7 Sub-Area 8 were at a higher assessment level than the rest of the sales sample and were adjusted upward less than others. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

2004 Total Value = 2003 Total Value / (.9506202) + (.03644439 if located in Area 6 Sub-Area 2) + (.02187275 if located in Area 7 Sub-Area 8)

The resulting total value is rounded down to the next \$1,000, *then*:

2004 Improvements Value = 2004 Total Value minus 2004 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the % change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value * 1.042)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the % change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value * 1.042).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the Sales Sample .

Mobile Home Update

There are no Mobile Homes in these areas.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 6 & Area 7 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.19%

Area 6 Sub-Area 2	Yes
% Adjustment	-3.88%
Area 7 Sub-Area 8	Yes
% Adjustment	-2.37%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home located in Area 6 Sub-Area 2 would receive an upward adjustment of 1.31% (5.19% - 3.88%). A home located in Area 7 Sub-Area 8 would receive an upward adjustment of 2.82% (5.19% - 2.37%).

There are 859 parcels located in Area 6 Sub-Area 2. For this category there were 73 sales.

There are 1629 parcels located in Area 7 Sub-Area 8. For this category there were 164 sales.

Approximately 70% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Areas 6 & 7 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2004 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2004 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.990.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=6	120	0.951	0.989	4.0%	0.972	1.006
7	548	0.947	0.987	4.2%	0.980	0.995
8	161	0.957	0.999	4.4%	0.983	1.014
9+	25	0.950	0.991	4.3%	0.970	1.013
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1910	11	0.943	0.988	4.7%	0.924	1.051
1911-1920	18	0.915	0.951	3.9%	0.907	0.995
1921-1930	134	0.947	0.988	4.3%	0.972	1.004
1931-1940	92	0.944	0.979	3.8%	0.959	0.999
1941-1950	241	0.943	0.983	4.2%	0.972	0.994
1951-1960	110	0.950	0.992	4.5%	0.974	1.010
1961-1970	55	0.968	1.010	4.3%	0.986	1.035
1971-1980	32	0.959	0.997	3.9%	0.969	1.024
1981-1990	50	0.959	1.001	4.4%	0.974	1.027
1991-2000	38	0.946	0.987	4.3%	0.959	1.015
>2000	73	0.967	1.010	4.4%	0.989	1.030
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	5	1.008	1.050	4.2%	0.915	1.185
Average	379	0.953	0.994	4.2%	0.984	1.003
Good	412	0.950	0.991	4.2%	0.982	0.999
Very Good	58	0.927	0.966	4.3%	0.944	0.988
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	548	0.949	0.989	4.2%	0.981	0.996
1.5	159	0.943	0.984	4.3%	0.968	0.999
2+	147	0.960	1.001	4.3%	0.987	1.015

Areas 6 & 7 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2004 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2004 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.990.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

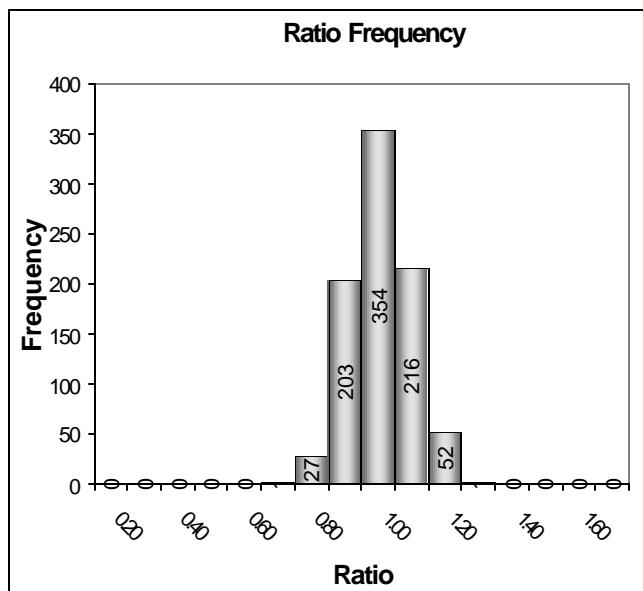
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<801	77	0.949	0.988	4.1%	0.968	1.008
801-1000	173	0.950	0.988	4.0%	0.975	1.001
1001-1500	403	0.952	0.993	4.3%	0.983	1.002
1501-2000	133	0.940	0.982	4.5%	0.966	0.998
2001-2500	55	0.964	1.005	4.3%	0.982	1.028
>2500	13	0.929	0.971	4.5%	0.919	1.023
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Yes	38	0.952	0.993	4.4%	0.964	1.023
No	816	0.950	0.990	4.2%	0.984	0.996
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Yes	2	0.950	0.999	5.1%	0.415	1.583
No	852	0.950	0.990	4.2%	0.984	0.996
Area/Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
6-2	73	0.979	0.989	1.1%	0.968	1.011
6-3	89	0.951	0.999	5.0%	0.980	1.017
6-5	64	0.947	0.994	5.0%	0.970	1.018
6-7	128	0.944	0.991	5.0%	0.973	1.009
7-3	88	0.953	1.001	5.0%	0.984	1.018
7-6	152	0.936	0.983	5.0%	0.968	0.998
7-7	96	0.937	0.984	5.1%	0.964	1.005
7-8	164	0.965	0.991	2.7%	0.978	1.003
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<2000	15	0.923	0.969	5.0%	0.917	1.021
2000-3999	96	0.956	1.003	4.9%	0.982	1.023
4000-5999	276	0.956	0.995	4.1%	0.985	1.006
6000-7999	324	0.947	0.984	4.0%	0.975	0.994
8000-11999	121	0.950	0.992	4.4%	0.976	1.009
12000+	22	0.924	0.967	4.6%	0.927	1.006

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: NW / Team - 3	Lien Date: 01/01/2003	Date of Report: 6/14/2004	Sales Dates: 1/2002 - 12/2003
Area 6 & 7 Combined	Appr ID: DPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>		854	
<i>Mean Assessed Value</i>		273,600	
<i>Mean Sales Price</i>		288,000	
<i>Standard Deviation AV</i>		68,859	
<i>Standard Deviation SP</i>		77,211	
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>		0.958	
<i>Median Ratio</i>		0.959	
<i>Weighted Mean Ratio</i>		0.950	
UNIFORMITY			
<i>Lowest ratio</i>		0.700	
<i>Highest ratio:</i>		1.211	
<i>Coefficient of Dispersion</i>		7.44%	
<i>Standard Deviation</i>		0.089	
<i>Coefficient of Variation</i>		9.26%	
<i>Price Related Differential (PRD)</i>		1.008	
RELIABILITY			
<i>95% Confidence: Median</i>			
<i>Lower limit</i>		0.953	
<i>Upper limit</i>		0.967	
<i>95% Confidence: Mean</i>			
<i>Lower limit</i>		0.952	
<i>Upper limit</i>		0.964	
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>		8252	
<i>B (acceptable error - in decimal)</i>		0.05	
<i>S (estimated from this sample)</i>		0.089	
<i>Recommended minimum:</i>		13	
<i>Actual sample size:</i>		854	
<i>Conclusion:</i>		OK	
NORMALITY			
<i>Binomial Test</i>			
# ratios below mean:		424	
# ratios above mean:		430	
Z:		0.205	
<i>Conclusion:</i>		Normal*	
<i>*i.e. no evidence of non-normality</i>			



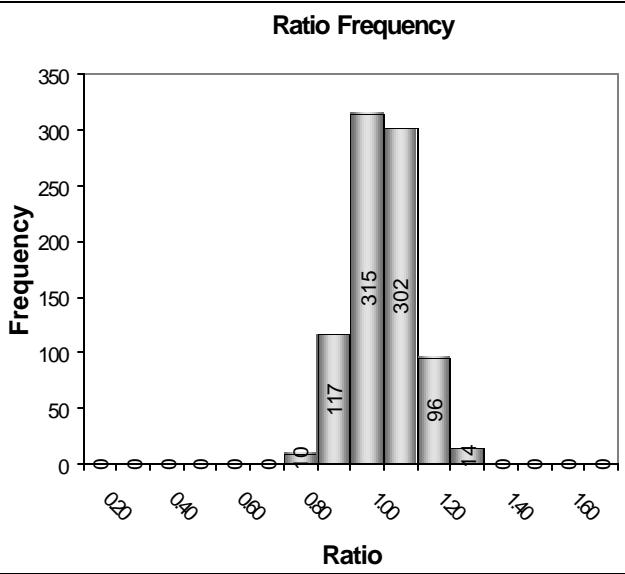
COMMENTS:

1 to 3 Unit Residences throughout areas 6 & 7

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: NW / Team - 3	Lien Date: 01/01/2004	Date of Report: 6/14/2004	Sales Dates: 1/2002 - 12/2003																								
Area 6 & 7 Combined	Appr ID: DPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																								
SAMPLE STATISTICS																											
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COMMENTS:

1 to 3 Unit Residences throughout areas 6 & 7

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Areas 6 & 7
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	2	615020	0435	7/12/02	\$163,837	390	0	4	1931	3	5360	No	No	13541 MERIDIAN AV N
6	2	192604	9172	7/22/03	\$186,000	760	0	5	1943	4	5085	No	No	14333 DAYTON AV N
6	2	016400	0181	9/18/03	\$166,000	890	0	5	1923	4	6342	No	No	520 N 138TH ST
6	2	615020	0350	6/14/02	\$192,000	620	220	6	1935	4	6800	No	No	13542 WALLINGFORD AV N
6	2	614970	0340	2/11/02	\$188,000	660	0	6	1945	4	7560	No	No	13753 ASHWORTH AV N
6	2	192604	9183	6/23/03	\$216,000	810	0	6	1947	3	6750	No	No	12811 ASHWORTH AV N
6	2	192604	9183	8/29/02	\$163,500	810	0	6	1947	3	6750	No	No	12811 ASHWORTH AV N
6	2	192604	9097	11/12/02	\$192,000	820	0	6	1950	4	5763	No	No	14331 PHINNEY AV N
6	2	615020	0045	2/6/02	\$206,000	820	0	6	1932	4	6800	No	No	13545 DENSMORE AV N
6	2	641460	0161	8/28/02	\$201,000	850	180	6	1949	3	7255	No	No	2115 N 133RD ST
6	2	645030	4785	2/14/03	\$200,000	850	840	6	1928	4	5100	No	No	14018 MIDVALE AV N
6	2	016400	0164	3/31/03	\$202,000	940	0	6	1905	2	7206	No	No	610 N 138TH ST
6	2	192604	9053	5/14/02	\$171,000	940	0	6	1945	4	8700	No	No	14122 EVANSTON AV N
6	2	615070	0276	1/23/03	\$185,000	1010	0	6	1950	3	7480	No	No	13714 DENSMORE AV N
6	2	615020	0521	7/12/02	\$219,000	1060	0	6	1951	4	8160	No	No	13512 BURKE AV N
6	2	017300	0100	10/23/02	\$240,000	1070	0	6	1942	4	10125	No	No	347 N 138TH ST
6	2	645030	4455	11/6/02	\$179,900	1090	0	6	1948	3	5100	No	No	14041 STONE AV N
6	2	645030	3653	7/8/02	\$217,000	1160	0	6	1947	4	5250	No	No	14006 ASHWORTH AV N
6	2	192604	9377	9/5/03	\$220,000	1430	940	6	1940	3	13905	No	No	14334 FREMONT AV N
6	2	615020	0090	7/31/03	\$250,000	1750	0	6	1949	4	6800	No	No	13542 ASHWORTH AV N
6	2	614970	0380	7/16/03	\$220,000	810	0	7	1950	4	6150	No	No	1416 N 137TH ST
6	2	615070	0368	6/20/03	\$235,000	820	0	7	1948	3	5940	No	No	13701 DENSMORE AV N
6	2	615020	0170	4/4/02	\$225,000	890	0	7	1914	4	5300	No	No	13533 WALLINGFORD AV N
6	2	641460	0006	7/9/03	\$180,000	890	0	7	1950	4	8050	No	No	2334 N 130TH ST
6	2	615020	0405	4/30/02	\$225,000	910	0	7	1949	4	6700	No	No	13517 MERIDIAN AV N
6	2	614970	0345	7/17/02	\$200,000	920	0	7	1950	3	7560	No	No	13747 ASHWORTH AV N
6	2	016400	0178	11/20/03	\$215,000	920	0	7	1950	4	7500	No	No	528 N 138TH ST
6	2	645030	4725	11/26/03	\$245,000	950	280	7	1947	3	5100	No	No	14046 MIDVALE AV N
6	2	855490	0010	12/17/03	\$205,000	950	0	7	1949	4	7986	No	No	14355 EVANSTON AV N
6	2	641460	0272	8/19/02	\$209,000	960	0	7	1950	3	7800	No	No	13316 CORLISS AV N

Improved Sales Used in this Annual Update Analysis
Areas 6 & 7
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	2	615020	0160	7/18/02	\$229,000	980	0	7	1948	4	6800	No	No	13527 WALLINGFORD AV N
6	2	178760	0293	10/2/02	\$192,000	1000	0	7	1950	3	5975	No	No	13002 1ST AV NE
6	2	641460	0172	6/20/03	\$225,000	1000	400	7	1957	4	7200	No	No	2114 N 133RD ST
6	2	178760	0277	11/15/02	\$217,950	1020	0	7	1942	4	8280	No	No	13044 1ST AV NE
6	2	192604	9103	3/29/02	\$217,000	1020	0	7	1955	4	5600	No	No	14345 DAYTON AV N
6	2	641460	0190	2/21/02	\$295,000	1040	1040	7	1950	4	12960	No	No	1340 MERIDIAN AV N
6	2	645030	4385	6/3/02	\$250,000	1050	710	7	1951	3	5250	No	No	14048 STONE AV N
6	2	178760	0190	4/23/02	\$184,950	1100	0	7	1951	3	7500	No	No	13008 3RD AV NE
6	2	641460	0008	10/13/03	\$254,500	1110	0	7	1949	4	9664	No	No	2356 N 130TH ST
6	2	615020	0475	10/22/03	\$270,000	1120	830	7	1975	3	6800	No	No	13546 BURKE AV N
6	2	192604	9395	8/15/02	\$265,000	1130	730	7	1985	3	7200	No	No	1748 N 130TH ST
6	2	615020	0330	3/7/03	\$246,000	1150	0	7	1955	4	4000	No	No	1811 N 137TH ST
6	2	192604	9259	5/21/03	\$190,000	1160	0	7	1951	4	6300	No	No	14315 DAYTON AV N
6	2	645030	4555	1/4/02	\$197,000	1180	0	7	1978	3	2346	No	No	14004 LENORA PL N
6	2	016400	0284	11/25/02	\$259,000	1190	0	7	1979	3	7740	No	No	560 B N 137TH ST
6	2	016400	0284	4/25/02	\$240,000	1190	0	7	1979	3	7740	No	No	560 B N 137TH ST
6	2	192604	9405	7/29/02	\$268,000	1230	860	7	1989	3	3630	No	No	13351 ASHWORTH AV N
6	2	614970	0350	4/16/02	\$222,000	1230	0	7	1961	4	7560	No	No	13741 ASHWORTH AV N
6	2	614970	0275	8/21/02	\$205,000	1240	0	7	1949	4	6150	No	No	1320 N 137TH ST
6	2	615020	0223	1/9/02	\$229,500	1250	0	7	1963	4	6800	No	No	13536 DENSMORE AV N
6	2	641510	0196	6/12/03	\$235,000	1260	0	7	1973	3	7200	No	No	13544 MERIDIAN AV N
6	2	178760	0291	3/11/02	\$228,000	1270	0	7	1950	3	6900	No	No	122 NE 130TH ST
6	2	192604	9316	10/9/02	\$269,950	1290	390	7	1958	4	6100	No	No	1927 N 133RD ST
6	2	016400	0295	9/24/03	\$287,000	1440	0	7	1979	3	7980	No	No	720 B N 137TH ST
6	2	645030	3905	10/28/02	\$229,000	1450	0	7	1992	3	2625	No	No	14014 ROSLYN PL N
6	2	241960	0025	1/28/03	\$236,200	1460	0	7	1954	3	7252	No	No	520 N 142ND ST
6	2	615020	0305	10/14/03	\$237,500	1490	0	7	1942	4	6800	No	No	13543 BURKE AV N
6	2	017300	0042	9/22/03	\$298,500	1510	740	7	1963	3	8775	No	No	342 1/2 N 138TH ST
6	2	192604	9410	10/2/02	\$270,000	1710	1160	7	1989	3	7260	No	No	13305 ASHWORTH AV N
6	2	192604	9234	5/14/03	\$264,500	1860	0	7	1947	4	9600	No	No	450 N 143RD ST
6	2	178760	0188	8/22/03	\$265,000	1920	0	7	1995	3	5417	No	No	13010 3RD AV NE

Improved Sales Used in this Annual Update Analysis
Areas 6 & 7
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	2	016400	0237	8/23/03	\$364,950	2140	0	7	2003	3	7245	No	No	649 N 138TH ST
6	2	016400	0238	11/18/03	\$360,000	2140	0	7	2003	3	7245	No	No	651 N 138TH ST
6	2	615020	0370	7/16/03	\$345,000	2300	0	7	2003	3	6800	No	No	13522 WALLINGFORD AV N
6	2	641460	0241	6/23/03	\$300,000	1180	620	8	1966	3	7020	No	No	13344 BAGLEY AV N
6	2	291870	0130	6/19/03	\$280,000	1180	390	8	1963	4	7954	No	No	416 N 141ST CT
6	2	291870	0070	4/28/03	\$238,600	1340	160	8	1963	4	9090	No	No	14101 PHINNEY AV N
6	2	930200	0040	10/29/03	\$228,500	1530	0	8	1961	3	9196	No	No	13820 DAYTON AV N
6	2	614970	0254	6/7/02	\$267,000	1560	400	8	1982	3	6732	No	No	13727 INTERLAKE AV N
6	2	192604	9076	11/10/03	\$349,500	1600	0	8	1949	4	12078	No	No	1915 N 133RD ST
6	2	178760	0208	11/11/02	\$285,000	1750	0	8	1984	3	7200	No	No	13029 B 3RD AV NE
6	2	615020	0360	7/24/03	\$307,500	2040	0	8	1978	3	6800	No	No	13526 WALLINGFORD AV N
6	2	083200	0045	6/5/02	\$446,950	2130	0	8	2001	3	8472	No	No	13307 BITTER PL N
6	3	202604	9083	4/9/03	\$148,000	480	0	5	1950	4	8775	No	No	14048 CORLISS AV N
6	3	645030	1455	12/9/03	\$185,000	540	0	5	1937	4	2750	No	No	1618 N 143RD ST
6	3	645030	1455	10/15/02	\$163,000	540	0	5	1937	4	2750	No	No	1618 N 143RD ST
6	3	645030	1980	2/25/03	\$172,000	660	0	5	1940	4	5250	No	No	14342 WALLINGFORD AV N
6	3	645030	1220	2/13/02	\$181,500	710	0	5	1939	4	4725	No	No	14315 ASHWORTH AV N
6	3	645030	1780	3/5/02	\$181,000	760	0	5	1942	4	4935	No	No	14318 COURTLAND PL N
6	3	178760	0225	1/17/02	\$170,000	1040	0	5	1920	4	9600	No	No	13322 ROOSEVELT WY NE
6	3	645030	1270	5/21/02	\$175,500	770	0	6	1949	3	5250	No	No	14339 ASHWORTH AV N
6	3	645030	1395	12/16/03	\$189,350	800	0	6	1952	4	5250	No	No	14322 ASHWORTH AV N
6	3	645030	3125	11/25/03	\$195,000	820	0	6	1954	3	5400	No	No	14027 BURKE AV N
6	3	645030	1310	5/21/03	\$183,720	830	0	6	1950	4	5720	No	No	1615 N 145TH ST
6	3	645030	3200	6/19/02	\$239,300	900	0	6	1949	4	5130	No	No	14058 COURTLAND PL N
6	3	641510	0042	5/30/03	\$215,000	900	420	6	1915	5	9981	No	No	2339 N 137TH ST
6	3	641510	0103	2/5/02	\$205,000	910	0	6	1918	4	7200	No	No	2315 N 137TH ST
6	3	645030	2595	5/1/02	\$216,000	990	0	6	1947	4	6360	No	No	14042 WAYNE PL N
6	3	645030	0890	2/27/03	\$195,000	1060	0	6	1987	3	5250	No	No	14333 INTERLAKE AV N
6	3	645030	1070	11/19/03	\$226,000	1110	0	6	1930	4	5720	No	No	1504 N 145TH ST
6	3	645030	2715	6/18/02	\$208,950	1160	0	6	1980	3	7290	No	No	14015 MERIDIAN AV N
6	3	645030	2445	7/24/02	\$239,500	1220	0	6	1931	4	5500	No	No	2014 N 143RD ST

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Areas 6 & 7
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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	3	645030	2850	10/31/03	\$219,000	1270	0	6	1940	4	5250	No	No	14037 WAYNE PL N
6	3	645030	1845	4/22/03	\$250,000	1500	0	6	1942	4	4680	No	No	14315 WALLINGFORD AV N
6	3	645030	1506	5/23/03	\$184,500	770	0	7	1964	4	5040	No	No	14329 DENSMORE AV N
6	3	645030	2010	12/24/03	\$215,000	800	0	7	1948	3	5250	No	No	14326 WALLINGFORD AV N
6	3	645030	3020	8/13/03	\$241,000	800	480	7	1987	3	2625	No	No	14024 WALLINGFORD AV N
6	3	645030	1830	5/28/02	\$227,350	810	620	7	1984	3	2750	No	No	1764 N 143RD ST
6	3	645030	0950	7/2/03	\$190,000	860	0	7	1950	4	4725	No	No	14346 INTERLAKE AV N
6	3	641510	0331	4/4/03	\$235,000	870	0	7	1948	3	7080	No	No	2308 N 137TH ST
6	3	645030	3625	10/16/03	\$236,000	880	0	7	1953	4	7705	No	No	14040 ROOSEVELT WY N
6	3	645030	2571	8/26/02	\$239,500	940	0	7	1930	4	5831	No	No	14056 WAYNE PL N
6	3	645030	0840	6/22/02	\$225,000	950	400	7	1963	4	5250	No	No	14307 INTERLAKE AV N
6	3	645030	2205	1/31/03	\$189,000	950	0	7	1979	3	5250	No	No	14340 BURKE AV N
6	3	442560	0040	4/17/03	\$247,500	980	0	7	1951	3	7080	No	No	14315 BAGLEY AV N
6	3	645030	3370	5/20/02	\$205,000	1000	0	7	1970	4	5250	No	No	14025 WALLINGFORD AV N
6	3	283210	0834	11/12/03	\$247,000	1020	240	7	1950	3	9290	No	No	13612 3RD AV NE
6	3	645030	2340	9/4/02	\$215,000	1020	480	7	1968	3	4725	No	No	14346 WAYNE PL N
6	3	283210	0745	10/25/02	\$225,000	1050	0	7	1948	4	7200	No	No	13760 1ST AV NE
6	3	641510	0273	5/9/02	\$249,950	1070	250	7	1947	3	7080	No	No	2127 N 140TH ST
6	3	645030	2065	11/21/02	\$269,500	1080	0	7	1942	4	5500	No	No	1808 NE 143RD ST
6	3	641510	0092	4/23/02	\$267,500	1120	730	7	1956	3	7403	No	No	13544 CORLISS AV N
6	3	641510	0410	1/6/03	\$289,950	1120	660	7	1948	4	8100	No	No	2353 N 140TH ST
6	3	645030	0900	11/8/02	\$240,000	1130	0	7	1953	3	5250	No	No	14337 INTERLAKE AV N
6	3	645030	2440	5/9/02	\$263,900	1150	550	7	1953	4	4400	No	No	2008 N 143RD ST
6	3	202604	9130	5/24/02	\$181,000	1150	0	7	1956	3	6600	No	No	2215 N 145TH ST
6	3	641510	0333	5/24/02	\$225,000	1180	0	7	1949	3	7080	No	No	2328 N 137TH ST
6	3	645030	3085	5/29/03	\$239,950	1200	0	7	1966	4	5250	No	No	14007 BURKE AV N
6	3	641510	0340	2/11/03	\$250,000	1220	0	7	1968	3	7851	No	No	13712 CORLISS AV N
6	3	645030	1160	6/25/02	\$206,000	1230	0	7	1972	3	4725	No	No	14312 ROSLYN PL N
6	3	645030	1205	11/17/03	\$255,000	1280	0	7	1952	4	7700	No	No	1516 N 143RD ST
6	3	283210	0590	10/23/03	\$245,000	1300	0	7	1955	3	13104	No	No	13805 4TH AV NE
6	3	442560	0065	4/17/03	\$275,000	1320	0	7	1951	4	9000	No	No	14314 BAGLEY AV N

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6	3	641510	0140	8/26/02	\$237,000	1360	0	7	1954	3	6500	No	No	13545 CORLISS AV N
6	3	178760	0153	5/12/03	\$243,000	1370	0	7	1950	4	7000	No	No	13316 3RD AV NE
6	3	645030	1955	3/29/02	\$239,950	1380	0	7	1957	4	6760	No	No	14356 WALLINGFORD AV N
6	3	178760	0150	7/22/03	\$241,000	1400	0	7	1950	4	7000	No	No	13320 3RD AV NE
6	3	442610	0015	10/20/03	\$249,950	1410	0	7	1951	4	8100	No	No	14315 CORLISS AV N
6	3	645030	2365	11/4/02	\$219,950	1420	0	7	1994	3	2625	No	No	14332 WAYNE PL N
6	3	020230	0045	12/17/03	\$266,000	1450	0	7	1955	4	7800	No	No	14032 BAGLEY AV N
6	3	645030	2620	8/29/03	\$265,000	1450	0	7	2002	3	3000	No	No	14030 WAYNE PL N
6	3	645030	2620	8/29/03	\$265,000	1450	0	7	2002	3	3000	No	No	14030 WAYNE PL N
6	3	645030	2620	12/18/02	\$249,950	1450	0	7	2002	3	3000	No	No	14030 WAYNE PL N
6	3	645030	2625	12/9/02	\$249,950	1450	0	7	2002	3	3000	No	No	14026 WAYNE PL N
6	3	645030	2630	11/13/02	\$249,950	1450	0	7	2002	3	3000	No	No	14024 WAYNE PL N
6	3	202604	9137	8/27/03	\$270,000	1480	0	7	1957	4	6600	No	No	2318 N 140TH ST
6	3	223900	0026	8/21/02	\$250,000	1480	0	7	1955	4	7800	No	No	14023 CORLISS AV N
6	3	641510	0323	10/28/03	\$209,000	1490	0	7	1959	3	9263	No	No	2211 N 140TH ST
6	3	020230	0015	7/8/02	\$230,000	1590	0	7	1955	4	6240	No	No	2215 N 143RD ST
6	3	202604	9155	12/11/02	\$239,950	1680	0	7	1963	4	8635	No	No	2219 N 145TH ST
6	3	641510	0262	3/27/03	\$250,000	1740	0	7	1957	3	7500	No	No	13736 MERIDIAN AV N
6	3	641510	0031	1/16/03	\$245,000	1770	0	7	1948	3	11390	No	No	13535 1ST AV NE
6	3	223900	0015	9/23/03	\$280,900	1800	0	7	1955	4	7800	No	No	14015 CORLISS AV N
6	3	645030	2615	11/12/02	\$280,000	1820	0	7	2002	3	3000	No	No	14032 WAYNE PL N
6	3	645030	2000	9/16/02	\$250,000	1920	0	7	1989	3	5250	No	No	14332 WALLINGFORD AV N
6	3	641510	0030	4/15/02	\$303,000	1940	0	7	1963	5	7040	No	No	2333 N 136TH ST
6	3	645030	3440	8/6/03	\$257,500	2090	0	7	1950	4	5200	No	No	14047 COURTLAND PL N
6	3	283210	0611	4/25/03	\$295,000	2210	0	7	1994	3	8179	No	No	225 NE 139TH ST
6	3	178760	0237	12/24/02	\$257,500	1260	700	8	1964	3	6825	No	No	13347 3RD AV NE
6	3	207510	0025	3/12/02	\$250,000	1330	1240	8	1954	4	8100	No	No	14327 SUNNYSIDE AV N
6	3	178760	0138	12/13/02	\$280,000	1380	960	8	1998	3	7200	No	No	13360 3RD AV NE
6	3	026150	0030	4/9/03	\$264,000	1500	0	8	1956	4	6156	No	No	2317 N 136TH ST
6	3	283210	0680	11/26/03	\$345,000	1570	1270	8	1950	4	7200	No	No	13725 2ND AV NE
6	3	283210	0685	2/18/03	\$340,000	1750	390	8	1947	4	7200	No	No	13719 2ND AV NE

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	3	178760	0235	2/28/03	\$319,990	1880	970	8	1945	4	9400	No	No	13341 3RD AV NE
6	3	645030	1415	5/17/02	\$330,000	2100	0	8	1998	3	4725	No	No	14314 ASHWORTH AV N
6	3	178760	0135	5/9/02	\$385,000	2100	1050	8	1956	4	20513	No	No	13352 3RD AV NE
6	3	645030	2295	7/16/02	\$325,000	2300	0	8	2002	3	4923	No	No	2025 N 145TH ST
6	3	645030	2297	6/17/02	\$335,000	2300	0	8	2002	3	4923	No	No	14353 MERIDIAN AV N
6	3	202604	9168	3/7/02	\$300,000	2380	0	8	1983	3	7430	No	No	2356 N 140TH ST
6	3	178760	0250	5/6/03	\$430,000	2480	0	9	2003	3	7625	No	No	13333 2ND AV NE
6	3	178760	0254	6/25/03	\$421,750	2480	0	9	2003	3	7375	No	No	13327 2ND AV W
6	5	641210	0029	6/13/02	\$209,000	790	0	6	1940	4	7247	No	No	12045 2ND AV NE
6	5	641260	0006	2/21/02	\$223,900	800	0	6	1942	3	8190	No	No	12506 1ST AV NE
6	5	641260	0006	11/10/03	\$188,000	800	0	6	1942	3	8190	No	No	12506 1ST AV NE
6	5	641210	0050	4/15/03	\$215,000	840	0	6	1947	4	8767	No	No	12032 3RD AV NE
6	5	641210	0155	7/17/03	\$253,500	850	800	6	1940	4	8270	No	No	12343 3RD AV NE
6	5	303420	0407	6/12/02	\$236,000	890	0	6	1922	3	8292	No	No	2171 N 122ND ST
6	5	932580	0085	9/26/03	\$221,000	990	0	6	1950	4	6000	No	No	1328 N 121ST ST
6	5	932580	0100	7/25/03	\$239,000	1030	0	6	1950	4	6209	No	No	1315 N 122ND ST
6	5	641210	0165	1/28/03	\$208,000	1200	0	6	1940	4	7560	No	No	137 NE 125TH ST
6	5	303420	0960	1/25/02	\$228,990	1580	0	6	1942	3	8625	No	No	1745 N 130TH ST
6	5	303420	0508	6/30/03	\$269,950	830	300	7	1948	4	5996	No	No	1932 N 120TH ST
6	5	303420	0900	2/22/02	\$265,000	860	140	7	1942	4	10910	No	No	12832 ASHWORTH AV N
6	5	353190	0060	4/25/02	\$225,450	860	0	7	1940	4	8250	No	No	11605 MERIDIAN AV N
6	5	303420	0148	6/17/02	\$285,000	870	0	7	1948	4	6670	No	No	12546 CORLISS AV N
6	5	224650	0075	12/17/03	\$209,000	880	0	7	1947	3	6942	No	No	201 NE 120TH ST
6	5	863160	0005	2/10/03	\$263,500	940	450	7	1947	4	8169	No	No	12215 1ST AV NE
6	5	641210	0025	7/24/02	\$220,000	950	0	7	1950	3	5997	No	No	12057 2ND AV NE
6	5	438320	0020	12/1/02	\$248,500	950	400	7	1948	4	6638	No	No	204 NE 125TH ST
6	5	303420	0927	4/22/02	\$193,000	960	0	7	1973	3	7140	No	No	1645 N 130TH ST
6	5	303420	0076	4/3/02	\$207,000	960	0	7	1954	4	6916	No	No	12823 1ST AV NE
6	5	224650	0015	8/27/02	\$234,000	1040	0	7	1947	3	8160	No	No	12015 3RD AV NE
6	5	303420	0512	7/17/02	\$245,000	1040	840	7	1961	3	6321	No	No	12283 DENSMORE AV N
6	5	303420	0142	6/25/02	\$294,900	1070	140	7	1950	4	6988	No	No	12558 CORLISS AV N

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	5	438320	0045	10/29/03	\$190,000	1070	0	7	1951	3	8909	No	No	12523 3RD AV NE
6	5	641210	0200	3/25/02	\$265,000	1100	380	7	1950	4	7999	No	No	12316 3RD AV NE
6	5	303420	0212	12/27/02	\$282,500	1120	0	7	1964	3	7327	No	No	12545 A CORLISS AV N
6	5	303420	0017	12/19/02	\$339,950	1120	700	7	2002	3	7407	No	No	2114 N 128TH ST
6	5	303420	0955	11/25/03	\$205,000	1140	0	7	1952	3	8800	No	No	1749 N 130TH ST
6	5	641160	0030	8/12/03	\$235,000	1150	0	7	1949	4	5890	No	No	2155 N 117TH ST
6	5	303420	0929	6/12/03	\$235,000	1160	0	7	1955	3	10313	No	No	1552 N 128TH ST
6	5	207260	0045	7/11/03	\$290,000	1160	700	7	1952	4	7200	No	No	12015 BURKE AV N
6	5	641160	0133	3/26/02	\$232,500	1210	0	7	1950	4	7881	No	No	11542 1ST AV NE
6	5	223850	0030	10/21/03	\$254,000	1220	0	7	1950	4	7839	No	No	12032 2ND AV NE
6	5	224650	0050	9/10/02	\$233,400	1240	0	7	1947	3	7950	No	No	12026 2ND AV NE
6	5	353190	0040	5/21/03	\$225,000	1390	0	7	1941	3	11625	No	No	11701 MERIDIAN AV N
6	5	303420	0737	6/12/02	\$240,000	1460	0	7	1956	4	5065	No	No	12526 DENSMORE AV N
6	5	303420	0557	5/22/03	\$312,000	1470	0	7	1952	4	6524	No	No	1743 N 125TH ST
6	5	223850	0045	4/19/02	\$265,000	1510	0	7	1950	4	7823	No	No	12050 2ND AV NE
6	5	641160	0134	4/23/02	\$246,000	1510	1050	7	1947	4	7863	No	No	11532 1ST AV NE
6	5	631040	0040	7/7/03	\$255,000	1570	0	7	1950	4	6479	No	No	1510 N 121ST ST
6	5	303420	0865	5/16/02	\$299,500	1580	0	7	1950	4	7200	No	No	12567 DENSMORE AV N
6	5	353190	0045	1/29/03	\$395,000	1890	0	7	1948	5	11625	No	No	11631 MERIDIAN AV N
6	5	303420	0360	6/28/03	\$290,000	1170	840	8	1972	3	7735	No	No	2120 N 120TH ST
6	5	303420	0438	9/24/03	\$331,000	1410	540	8	1956	4	9390	No	No	2331 N 122ND ST
6	5	303420	0026	6/5/02	\$265,000	1430	0	8	1958	4	10500	No	No	2126 N 128TH ST
6	5	303420	0203	7/10/02	\$335,000	1470	660	8	1965	4	7840	No	No	12567 B CORLISS AV N
6	5	641160	0233	5/27/02	\$324,950	1480	800	8	1982	3	8914	No	No	11726 MERIDIAN AV N
6	5	303420	0250	6/18/03	\$370,000	1520	620	8	1960	4	10846	No	No	2180 N 122ND PL
6	5	303420	0678	1/6/03	\$293,000	1620	0	8	1988	3	7690	No	No	1754 N 122ND ST
6	5	292604	9101	6/10/03	\$390,000	1650	1060	8	1967	4	9506	No	No	11309 CORLISS AV N
6	5	292604	9396	3/7/02	\$350,000	1700	1080	8	1961	4	7200	No	No	2121 N 115TH ST
6	5	303420	0913	1/14/03	\$306,000	1780	0	8	1988	3	7200	No	No	1522 N 128TH ST
6	5	303420	0302	2/13/02	\$378,000	2060	0	8	1961	4	7423	No	No	2114 N 122ND ST
6	5	303420	0660	10/14/03	\$400,000	2120	0	8	2003	3	7201	No	No	1704 N 122ND ST

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	5	303420	0680	5/15/03	\$292,000	2170	0	8	1989	3	11154	No	No	1742 N 122ND ST
6	5	303420	0666	1/4/02	\$380,000	2280	0	8	1956	4	13457	No	No	1732 N 122ND ST
6	5	303420	0963	11/12/02	\$320,000	2390	0	8	1998	3	9554	No	No	1716 N 130TH ST
6	5	303420	0655	7/10/02	\$300,000	2440	0	8	2003	3	7227	No	No	1714 N 122ND ST
6	5	303420	0537	5/15/02	\$379,950	2280	0	9	2001	3	7864	No	No	12225 DENSMORE AV N
6	5	303420	0538	4/29/02	\$379,950	2280	0	9	2001	3	7955	No	No	12227 DENSMORE AV N
6	5	303420	0223	6/17/02	\$431,250	2400	0	9	2002	3	8990	No	No	12505 CORLISS AV N
6	5	303420	0668	8/1/03	\$500,000	2680	0	9	2000	3	7230	No	No	1730 C N 122ND ST
6	5	303420	0692	9/5/02	\$840,000	2740	1000	10	1979	5	14027	Yes	Yes	1908 N 122ND ST
6	5	303420	0195	11/21/02	\$1,050,000	3200	0	11	1981	3	25024	Yes	Yes	12571 A CORLISS AV N
6	7	912910	0040	5/20/02	\$175,000	630	0	5	1944	4	8587	No	No	8513 WALLINGFORD AV N
6	7	431070	0810	12/19/02	\$198,000	860	0	5	1944	4	4461	No	No	9747 WOODLAWN AV N
6	7	431070	0570	3/11/02	\$182,500	490	430	6	1949	4	5000	No	No	9741 DENSMORE AV N
6	7	435870	0040	5/28/02	\$177,500	640	0	6	1947	4	6105	No	No	10541 DENSMORE AV N
6	7	199720	0115	8/20/03	\$237,001	770	0	6	1942	4	5196	No	No	8828 DENSMORE AV N
6	7	099300	1125	2/14/02	\$224,950	770	580	6	1951	4	5125	No	No	8820 INTERLAKE AV N
6	7	802170	1195	12/18/02	\$191,000	770	0	6	1907	4	4500	No	No	8607 CORLISS AV N
6	7	630050	0860	10/28/03	\$230,000	790	70	6	1950	4	4980	No	No	10027 INTERLAKE AV N
6	7	099300	0030	9/19/02	\$213,000	820	0	6	1926	4	3844	No	No	8841 ASHWORTH AV N
6	7	802170	0405	4/25/02	\$210,000	820	0	6	1938	3	4500	No	No	2153 N 89TH ST
6	7	431070	0130	2/13/02	\$214,950	860	0	6	1940	4	5021	No	No	9756 DENSMORE AV N
6	7	630000	0340	5/6/02	\$195,000	920	0	6	1942	4	5693	No	No	10523 ASHWORTH AV N
6	7	630050	0505	2/24/03	\$227,950	950	450	6	1943	3	4980	No	No	10329 ASHWORTH AV N
6	7	312604	9221	9/23/02	\$196,000	960	0	6	1925	5	5668	No	No	1716 N 85TH ST
6	7	630050	0810	9/18/03	\$276,000	990	0	6	1928	3	5163	No	No	10014 STONE AV N
6	7	630050	0810	6/14/02	\$224,750	990	0	6	1928	3	5163	No	No	10014 STONE AV N
6	7	431070	0040	10/28/02	\$232,000	1050	0	6	1919	4	6159	No	No	9740 WALLINGFORD AV N
6	7	431070	2000	6/13/03	\$272,000	1080	0	6	1947	4	7500	No	No	9541 WALLINGFORD AV N
6	7	304770	0055	7/11/03	\$249,950	1130	0	6	1942	4	5700	No	No	8533 DENSMORE AV N
6	7	630050	0420	9/4/02	\$198,950	1210	0	6	1926	5	5168	No	No	10322 STONE AV N
6	7	431070	2315	5/9/02	\$215,500	1250	0	6	1960	3	5000	No	No	9238 DENSMORE AV N

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6	7	431070	0710	7/1/03	\$259,950	1780	0	6	1932	3	3730	No	No	9708 ASHWORTH AV N
6	7	099300	2286	9/3/02	\$220,500	720	190	7	1947	3	8790	No	No	1410 N 85TH ST
6	7	630050	0195	6/3/03	\$250,000	730	0	7	1928	4	5044	No	No	10337 STONE AV N
6	7	630050	0290	8/18/03	\$204,680	760	0	7	1941	4	4820	No	No	10338 MIDVALE AV N
6	7	191980	0410	10/23/03	\$249,950	770	380	7	1952	4	6770	No	No	9023 MERIDIAN AV N
6	7	435870	0065	10/4/02	\$245,000	810	400	7	1946	3	6330	No	No	1514 N 107TH ST
6	7	630050	0520	4/9/02	\$227,500	810	150	7	1941	4	4980	No	No	10317 ASHWORTH AV N
6	7	630050	0585	5/28/03	\$234,000	820	0	7	1942	4	4980	No	No	10334 INTERLAKE AV N
6	7	199720	0006	5/22/03	\$234,000	820	250	7	1952	4	3117	No	No	1717 N 90TH ST
6	7	630050	0525	6/13/02	\$217,000	820	0	7	1941	4	4980	No	No	10313 ASHWORTH AV N
6	7	802170	0760	8/5/02	\$271,000	830	0	7	1949	4	4500	No	No	2117 N 88TH ST
6	7	630000	0295	10/25/02	\$229,950	830	0	7	1946	4	6958	No	No	10727 ASHWORTH AV N
6	7	802170	1310	3/15/02	\$255,000	850	80	7	1969	4	6300	Yes	No	2111 N 86TH ST
6	7	630050	0875	5/16/02	\$260,000	860	760	7	1947	4	4980	No	No	10037 INTERLAKE AV N
6	7	630000	0406	10/28/03	\$242,500	870	0	7	1942	4	5060	No	No	10551 INTERLAKE AV N
6	7	322604	9423	8/26/02	\$235,000	900	0	7	1941	4	8000	No	No	2163 N 92ND ST
6	7	431070	2065	9/4/02	\$250,000	950	140	7	1924	4	6395	No	No	9548 WALLINGFORD AV N
6	7	546430	0240	9/3/02	\$250,000	960	180	7	1941	4	8212	No	No	10322 DENSMORE AV N
6	7	431070	2025	3/6/02	\$238,500	1000	0	7	1999	3	5000	No	No	9551 WALLINGFORD AV N
6	7	802170	1265	1/15/03	\$292,000	1030	860	7	1949	3	4500	Yes	No	2131 N 86TH ST
6	7	630000	0321	7/8/02	\$269,000	1030	0	7	1939	4	7590	No	No	10528 INTERLAKE AV N
6	7	302230	0040	4/24/02	\$208,000	1030	0	7	1946	4	7623	No	No	2125 N 92ND ST
6	7	312604	9053	6/19/02	\$223,000	1050	1040	7	1936	4	5300	No	No	9225 WALLINGFORD AV N
6	7	199720	0040	7/30/03	\$321,039	1070	300	7	1918	4	7794	No	No	8825 WALLINGFORD AV N
6	7	802170	0690	5/28/02	\$265,500	1090	0	7	1924	4	4500	No	No	2151 N 88TH ST
6	7	099300	2305	8/21/03	\$299,000	1100	0	7	1999	3	4625	No	No	8510 INTERLAKE AV N
6	7	431070	2175	9/23/02	\$240,000	1120	0	7	1952	4	6397	No	No	9507 COLLEGE WY N
6	7	322604	9388	7/29/03	\$250,000	1140	0	7	1947	3	6000	No	No	9108 CORLISS AV N
6	7	312604	9174	12/31/03	\$300,000	1150	200	7	1940	4	5498	No	No	10018 ASHWORTH AV N
6	7	630050	0245	1/30/02	\$262,000	1160	1030	7	1941	4	4919	No	No	10302 MIDVALE AV N
6	7	431070	1805	2/25/02	\$215,500	1160	0	7	1949	4	4500	No	No	1705 N 97TH ST

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6	7	199720	0027	5/24/02	\$293,500	1190	300	7	1980	3	5000	No	No	8837 WALLINGFORD AV N
6	7	304770	0225	12/10/02	\$310,000	1200	670	7	1988	3	4176	No	No	8601 WALLINGFORD AV N
6	7	630050	0495	5/13/03	\$264,950	1200	520	7	1958	4	4980	No	No	10337 ASHWORTH AV N
6	7	322604	9031	2/26/03	\$245,000	1210	430	7	1960	4	6170	No	No	8804 CORLISS AV N
6	7	295790	0140	9/9/03	\$325,000	1220	1020	7	1950	3	7339	No	No	8905 MERIDIAN AV N
6	7	546430	0275	5/23/02	\$265,000	1220	750	7	1961	3	7395	No	No	10354 DENSMORE AV N
6	7	630000	0337	1/24/03	\$299,000	1240	1210	7	1955	3	9488	No	No	10515 ASHWORTH AV N
6	7	312604	9235	4/26/02	\$305,000	1240	450	7	1947	4	7476	No	No	8841 BURKE AV N
6	7	630050	0720	7/16/02	\$249,100	1240	0	7	1959	3	4980	No	No	10035 ASHWORTH AV N
6	7	431070	0432	12/2/03	\$253,000	1250	0	7	2003	3	1286	No	No	9728 WOODLAWN AV N
6	7	431070	0430	11/7/02	\$250,000	1250	0	7	2003	3	1821	No	No	9726 B WOODLAWN AV N
6	7	431070	0430	11/6/03	\$249,950	1250	0	7	2003	3	1821	No	No	9726 B WOODLAWN AV N
6	7	431070	0431	11/7/03	\$249,950	1250	0	7	2003	3	1290	No	No	9726 A WOODLAWN AV N
6	7	431070	0433	11/8/03	\$249,950	1250	0	7	2003	3	1716	No	No	9728 WOODLAWN AV N
6	7	295790	0080	5/31/02	\$350,000	1250	700	7	1964	4	7339	No	No	8828 BURKE AV N
6	7	431070	2285	8/14/03	\$249,000	1260	0	7	1946	3	5000	No	No	9256 DENSMORE AV N
6	7	322604	9529	1/28/03	\$260,000	1270	890	7	1990	3	10292	No	No	9028 B CORLISS AV N
6	7	435870	0130	10/23/02	\$221,700	1290	0	7	1954	3	9600	No	No	10718 DENSMORE AV N
6	7	322604	9061	8/26/03	\$253,500	1290	720	7	1990	3	7326	No	No	9028 A CORLISS AV N
6	7	802170	0725	8/15/02	\$279,950	1300	0	7	1988	3	2250	No	No	2129 N 88TH ST
6	7	191980	0285	1/15/02	\$250,000	1300	0	7	1989	3	3375	No	No	9036 BURKE AV N
6	7	802170	0810	5/8/02	\$285,000	1310	270	7	1987	3	2953	No	No	2110 N 87TH ST
6	7	237670	0047	9/19/03	\$274,950	1330	0	7	1987	3	3199	No	No	9209 COLLEGE WY N
6	7	237670	0044	3/11/03	\$265,000	1330	0	7	1985	3	3199	No	No	9215 COLLEGE WY N
6	7	312604	9205	6/24/03	\$299,000	1330	1120	7	1944	4	9222	No	No	9205 WALLINGFORD AV N
6	7	237670	0047	2/5/02	\$248,950	1330	0	7	1987	3	3199	No	No	9209 COLLEGE WY N
6	7	312604	9111	5/22/03	\$251,000	1340	0	7	1928	4	4975	Yes	No	8521 MERIDIAN AV N
6	7	431070	0260	1/16/02	\$259,950	1350	0	7	1986	3	2500	No	No	9703 WALLINGFORD AV N
6	7	322604	9478	10/21/03	\$275,000	1350	0	7	1964	4	9000	No	No	9051 CORLISS AV N
6	7	191980	0065	3/13/02	\$230,000	1350	200	7	1926	3	7853	No	No	9028 WALLINGFORD AV N
6	7	802170	0850	3/5/03	\$280,000	1370	0	7	1989	3	2250	No	No	2134 N 87TH ST

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	7	435870	0122	4/30/02	\$246,000	1370	0	7	1942	3	6500	No	No	1530 N 107TH ST
6	7	191980	0305	8/14/02	\$301,000	1390	0	7	1987	3	3375	No	No	9028 BURKE AV N
6	7	099300	2345	11/28/03	\$337,500	1410	0	7	1916	4	5445	No	No	8501 ASHWORTH AV N
6	7	099300	2345	2/19/02	\$295,000	1410	0	7	1916	4	5445	No	No	8501 ASHWORTH AV N
6	7	431070	1855	5/21/03	\$252,000	1430	0	7	1910	5	5000	No	No	9530 DENSMORE AV N
6	7	099300	1205	3/26/03	\$375,000	1460	220	7	1936	4	5125	No	No	8533 ASHWORTH AV N
6	7	099300	1007	9/22/03	\$283,500	1460	510	7	1995	3	2109	No	No	8821 INTERLAKE AV N
6	7	546430	0276	2/14/03	\$275,000	1530	0	7	1962	4	8214	No	No	10355 WALLINGFORD AV N
6	7	312604	9325	10/23/03	\$358,000	1550	0	7	1925	4	7020	No	No	9257 BURKE AV N
6	7	431070	2310	4/16/03	\$349,000	1590	0	7	1998	3	5000	No	No	9240 DENSMORE AV N
6	7	312604	9127	9/9/03	\$295,000	1630	0	7	1978	3	7207	No	No	10015 DENSMORE AV N
6	7	191980	0420	5/27/03	\$316,000	1630	680	7	1968	3	6770	No	No	9027 MERIDIAN AV N
6	7	302230	0020	4/1/03	\$315,000	1680	900	7	1951	3	10917	No	No	9040 MERIDIAN AV N
6	7	312604	9338	5/7/02	\$310,000	1690	0	7	1959	3	9563	No	No	8516 BURKE AV N
6	7	630050	0285	6/14/02	\$250,000	1710	0	7	1941	4	4820	No	No	10332 MIDVALE AV N
6	7	191980	0230	3/10/03	\$325,000	1740	0	7	1999	3	3375	No	No	9053 BURKE AV N
6	7	191980	0220	7/8/03	\$324,950	1740	0	7	1999	3	3375	No	No	9051 BURKE AV N
6	7	546430	0176	1/2/03	\$245,000	1760	0	7	1962	4	7600	No	No	10031 WALLINGFORD AV N
6	7	099300	2303	6/19/03	\$325,000	1780	0	7	1916	4	4205	No	No	8519 ASHWORTH AV N
6	7	630000	0275	6/4/02	\$330,000	1790	0	7	1929	4	8010	No	No	10720 INTERLAKE AV N
6	7	295790	0045	9/4/02	\$469,000	2140	680	7	1995	3	7407	No	No	8825 BURKE AV N
6	7	912910	0035	4/1/03	\$454,000	2840	810	7	1979	4	8308	No	No	8501 WALLINGFORD AV N
6	7	191980	0340	5/24/02	\$292,000	1200	1200	8	1952	4	6750	No	No	9014 BURKE AV N
6	7	099300	0157	10/17/03	\$282,000	1220	0	8	2003	3	1683	No	No	8847 A INTERLAKE AV N
6	7	630050	0670	5/3/02	\$275,000	1220	1090	8	1985	4	4959	No	No	10014 INTERLAKE AV N
6	7	322604	9506	10/18/02	\$320,000	1270	830	8	2002	3	5011	No	No	8920 CORLISS AV N
6	7	546430	0070	7/9/02	\$382,000	1340	930	8	2002	3	7056	No	No	1804 N 103RD ST
6	7	431070	0711	5/8/03	\$304,000	1350	0	8	2003	3	1848	No	No	9700 ASHWORTH AV N
6	7	431070	0712	5/21/03	\$285,000	1350	0	8	2003	3	1600	No	No	1502 N 97TH ST
6	7	312604	9340	12/4/02	\$359,950	1360	1360	8	1988	3	7925	No	No	9215 WALLINGFORD AV N
6	7	312604	9339	4/29/03	\$330,000	1390	690	8	1959	3	5638	No	No	8527 BURKE AV N

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	7	312604	9304	6/12/03	\$407,000	1410	1410	8	1960	4	7020	No	No	9254 WALLINGFORD AV N
6	7	312604	9393	10/23/03	\$375,000	1410	870	8	1989	3	5265	No	No	1809 N 88TH ST
6	7	099300	0155	9/24/03	\$287,950	1520	0	8	2003	3	2069	No	No	8847 C INTERLAKE AV N
6	7	099300	0155	7/15/02	\$259,500	1520	0	8	2003	3	2069	No	No	8847 C INTERLAKE AV N
6	7	099300	0156	9/18/03	\$287,950	1610	0	8	2003	3	1375	No	No	8847 B INTERLAKE AV N
6	7	802170	1220	2/18/03	\$320,000	1700	950	8	1969	3	4500	Yes	No	2151 N 86TH ST
6	7	546430	0180	11/19/03	\$340,000	1700	1260	8	1957	4	14078	No	No	10028 DENSMORE AV N
6	7	431070	1835	4/23/03	\$379,950	1800	1330	8	1979	5	5000	No	No	9540 DENSMORE AV N
6	7	312604	9048	10/25/02	\$395,000	1820	0	8	2002	3	6119	No	No	9232 WALLINGFORD AV N
6	7	322604	9542	5/10/02	\$345,000	2050	0	8	1994	3	7202	No	No	9022 MERIDIAN PL N
6	7	304770	0045	4/25/02	\$370,000	2110	0	8	2001	3	2850	No	No	8532 ASHWORTH AV N
6	7	295790	0027	3/28/03	\$365,000	2130	0	8	1990	3	5160	No	No	1816 N 88TH ST
6	7	322604	9367	4/30/03	\$521,250	2719	0	8	1999	3	12040	No	No	9012 MERIDIAN AV N
6	7	435870	0050	4/30/03	\$367,500	2600	0	9	1977	3	9500	No	No	10525 DENSMORE AV N
7	3	082000	0068	3/1/02	\$174,000	700	0	6	1949	3	4800	No	No	12038 14TH AV NE
7	3	641160	0182	7/22/03	\$217,000	720	180	6	1947	4	9035	No	No	11606 3RD AV NE
7	3	641160	0183	9/25/02	\$207,000	720	0	6	1948	4	7139	No	No	325 NE 117TH ST
7	3	204450	0212	10/24/03	\$235,000	730	0	6	1945	4	6217	No	No	11745 14TH AV NE
7	3	204450	0052	7/3/02	\$215,000	750	0	6	1942	4	6010	No	No	1020 NE 117TH ST
7	3	156010	0095	4/26/02	\$171,000	770	0	6	1943	2	6900	No	No	11332 14TH AV NE
7	3	641310	0121	7/24/03	\$224,900	790	0	6	1950	4	7200	No	No	822 NE 115TH ST
7	3	204450	0090	5/28/03	\$195,000	820	0	6	1941	3	9014	No	No	11520 ROOSEVELT WY NE
7	3	641310	0102	11/24/03	\$227,000	930	0	6	1944	3	6110	No	No	11529 8TH AV NE
7	3	641160	0184	7/29/02	\$211,000	950	0	6	1930	4	8280	No	No	311 NE 117TH ST
7	3	292604	9370	1/9/03	\$206,800	970	0	6	1949	4	7361	No	No	1215 NE 125TH ST
7	3	292604	9184	5/10/02	\$226,000	1020	0	6	1947	4	8280	No	No	12054 12TH AV NE
7	3	543330	0035	5/20/02	\$230,000	1060	0	6	1950	5	8220	No	No	11015 15TH AV NE
7	3	641310	0110	12/19/03	\$193,000	1150	0	6	1964	3	5850	No	No	558 NE 115TH ST
7	3	641360	0336	7/19/02	\$200,000	790	0	7	1947	3	6120	No	No	528 NE 123RD ST
7	3	641360	0339	7/29/03	\$180,000	790	0	7	1947	2	6000	No	No	12302 5TH AV NE
7	3	271110	0015	2/25/02	\$220,000	850	0	7	1947	4	6000	Yes	No	917 NE 113TH ST

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7	3	292604	9191	5/16/03	\$279,900	860	360	7	1941	4	6250	No	No	315 NE 115TH ST
7	3	260520	0010	7/31/03	\$235,000	910	0	7	1950	4	7311	No	No	12349 11TH AV NE
7	3	204450	0300	7/22/02	\$235,000	920	200	7	1947	3	6720	No	No	1405 NE 120TH ST
7	3	271160	0035	2/25/03	\$240,000	940	290	7	1951	5	5150	No	No	11425 12TH AV NE
7	3	641310	0203	7/1/03	\$208,000	960	0	7	1955	3	8619	No	No	11537 ROOSEVELT WY NE
7	3	543330	0145	9/19/02	\$240,000	970	300	7	1948	3	8640	No	No	11009 14TH AV NE
7	3	641360	0276	10/14/02	\$214,000	970	0	7	1949	3	5922	No	No	12344 8TH AV NE
7	3	572450	0341	2/19/02	\$225,000	1000	1000	7	1951	3	5940	No	No	1037 NE 114TH ST
7	3	527220	0010	1/23/02	\$188,500	1000	0	7	1947	3	6912	No	No	11727 ROOSEVELT WY NE
7	3	543330	0105	8/22/02	\$236,000	1060	1060	7	1947	3	8520	No	No	11057 14TH AV NE
7	3	641410	0060	8/5/03	\$324,900	1130	180	7	1947	4	7729	No	No	12515 8TH AV NE
7	3	204450	0254	3/10/03	\$230,000	1130	0	7	1941	3	6907	No	No	1218 NE 117TH ST
7	3	572450	0109	12/26/02	\$269,500	1130	1130	7	1950	4	8850	No	No	11405 PINEHURST WY NE
7	3	641310	0171	2/19/02	\$205,000	1130	0	7	1947	3	6480	No	No	916 NE 115TH ST
7	3	641310	0360	11/12/03	\$265,000	1140	0	7	1948	4	8204	No	No	923 NE 120TH ST
7	3	641410	0055	3/24/03	\$344,000	1150	660	7	2002	3	7228	No	No	540 1/2 NE 125TH ST
7	3	641310	0331	11/21/02	\$227,950	1170	0	7	1953	3	8008	No	No	11725 9TH AV NE
7	3	271160	0015	7/5/02	\$280,000	1230	610	7	1964	4	6600	No	No	1050 NE 114TH ST
7	3	204450	0201	12/17/02	\$278,000	1230	660	7	1973	4	7200	No	No	1033 NE 120TH ST
7	3	641310	0161	9/26/02	\$295,000	1250	600	7	1920	5	8760	No	No	11550 8TH AV NE
7	3	641360	0273	6/20/02	\$319,000	1260	850	7	1999	3	6754	No	No	12338 8TH AV NE
7	3	641410	0104	5/13/02	\$270,000	1270	500	7	1939	3	7200	No	No	802 NE 125TH ST
7	3	641410	0711	4/17/02	\$275,000	1280	1000	7	1992	3	9552	No	No	12725 ROOSEVELT WY NE
7	3	204450	0242	6/10/03	\$270,000	1290	0	7	1952	4	9120	No	No	11714 12TH AV NE
7	3	204450	0243	5/9/03	\$252,000	1290	0	7	1952	4	10800	No	No	11712 12TH AV NE
7	3	641160	0410	2/10/03	\$155,000	1320	0	7	2003	3	7200	No	No	322 NE 117TH ST
7	3	292604	9557	6/26/03	\$279,950	1320	280	7	2003	3	1873	No	No	1225 NE 124TH ST
7	3	292604	9556	7/18/03	\$283,000	1330	130	7	2003	3	1687	No	No	1229 NE 124TH ST
7	3	292604	9324	7/11/03	\$279,950	1330	130	7	2003	3	2189	No	No	1223 NE 124TH ST
7	3	292604	9555	6/12/03	\$277,000	1330	130	7	2003	3	1954	No	No	1231 NE 124TH ST
7	3	292604	9324	2/21/02	\$250,000	1330	130	7	2003	3	2189	No	No	1223 NE 124TH ST

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7	3	641310	0094	11/3/03	\$258,000	1390	0	7	1988	3	6500	No	No	11528 7TH AV NE
7	3	641410	0103	2/18/03	\$283,000	1390	840	7	1940	4	7200	No	No	808 NE 125TH ST
7	3	641410	0073	9/30/02	\$275,000	1400	0	7	1954	4	7600	No	No	549 NE 126TH ST
7	3	292604	9446	11/19/03	\$212,500	1410	0	7	1975	3	6941	No	No	1103 NE 123RD ST
7	3	641310	0222	12/5/02	\$245,000	1470	0	7	1940	4	9215	No	No	518 NE 117TH ST
7	3	204450	0115	8/5/02	\$299,950	1490	0	7	2002	3	7200	No	No	1046 NE 115TH ST
7	3	543330	0156	7/23/02	\$251,990	1540	0	7	1950	4	7380	No	No	1212 NE NORTHGATE WY
7	3	260520	0015	6/7/02	\$240,500	1560	0	7	1949	3	7311	No	No	12343 11TH AV NE
7	3	641360	0093	2/24/03	\$215,000	1720	390	7	1962	2	7200	No	No	816 NE 120TH ST
7	3	082000	0010	3/7/02	\$297,500	1770	0	7	2001	3	2027	No	No	12332 A 14TH AV NE
7	3	082000	0014	3/11/02	\$296,000	1770	0	7	2001	3	1969	No	No	12328 A 14TH AV NE
7	3	082000	0012	8/23/02	\$289,900	1770	0	7	2001	3	1977	No	No	12330 A 14TH AV NE
7	3	082000	0015	7/22/02	\$285,000	1770	0	7	2001	3	1996	No	No	12326 A 14TH AV NE
7	3	641310	0259	2/27/02	\$285,000	1780	0	7	1989	3	7457	No	No	541 NE 120TH ST
7	3	204450	0161	10/23/03	\$401,000	1800	0	7	1947	5	9000	No	No	1046 NE 117TH ST
7	3	641310	0301	2/12/02	\$217,500	1830	0	7	1950	3	7200	No	No	542 NE 117TH ST
7	3	082000	0019	11/14/02	\$254,950	1860	0	7	2001	3	2113	No	No	12326 B 14TH AV NE
7	3	082000	0016	11/7/02	\$252,500	1860	0	7	2001	3	2055	No	No	12332 B 14TH AV NE
7	3	082000	0018	11/15/02	\$249,950	1860	0	7	2001	3	2218	No	No	12328 B 14TH AV NE
7	3	082000	0017	11/15/02	\$245,000	1860	0	7	2001	3	2210	No	No	12330 B 14TH AV NE
7	3	573050	0005	1/29/03	\$281,250	1870	0	7	1950	3	6327	No	No	12357 14TH AV NE
7	3	641310	0074	8/8/02	\$270,000	1890	0	7	1942	3	10525	No	No	541 NE 117TH ST
7	3	204450	0067	12/22/03	\$291,970	1900	0	7	1985	3	7200	No	No	1025 NE 117TH ST
7	3	641410	0071	11/25/03	\$260,000	1950	0	7	1954	4	7600	No	No	541 NE 126TH ST
7	3	641360	0080	8/22/03	\$311,500	2130	0	7	1951	4	6120	No	No	12057 8TH AV NE
7	3	641360	0199	10/6/03	\$322,500	2180	0	7	1988	3	7219	No	No	832 NE 123RD ST
7	3	641310	0040	11/20/02	\$299,000	2650	0	7	1956	3	14593	No	No	11531 7TH AV NE
7	3	641360	0077	7/9/03	\$335,000	2830	0	7	1937	4	12250	No	No	12041 8TH AV NE
7	3	616100	0005	7/22/03	\$325,000	1330	320	8	1947	4	10542	No	No	11527 4TH AV NE
7	3	641360	0034	5/20/02	\$285,000	1390	650	8	1964	3	12844	No	No	12034 5TH AV NE
7	3	641310	0282	10/6/03	\$368,450	1410	645	8	1959	4	7200	No	No	11732 7TH AV NE

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7	3	641310	0273	2/20/02	\$277,500	1530	0	8	1968	4	8700	No	No	11742 7TH AV NE
7	3	641360	0168	12/27/02	\$288,000	1620	0	8	1957	4	6000	No	No	913 NE 122ND ST
7	3	641360	0346	11/11/03	\$300,000	1630	0	8	1961	3	11639	No	No	12314 5TH AV NE
7	3	641360	0345	2/12/03	\$320,000	1710	340	8	1946	3	6631	No	No	12316 5TH AV NE
7	3	641310	0230	4/9/02	\$263,000	1790	0	8	1965	4	7800	No	No	11712 5TH AV NE
7	3	641360	0102	10/26/02	\$340,000	2030	0	8	1967	4	18137	No	No	12012 8TH AV NE
7	3	641360	0148	1/14/02	\$395,000	2220	0	8	2000	3	7543	No	No	846 NE 120TH ST
7	3	292604	9554	10/11/02	\$440,212	2320	0	9	2002	3	7202	No	No	533 NE 115TH ST
7	3	292604	9157	10/9/02	\$435,000	2320	0	9	2002	3	7200	No	No	535 NE 115TH ST
7	6	890100	1365	7/28/03	\$215,000	570	0	6	1921	4	7500	No	No	10720 20TH AV NE
7	6	864150	0340	11/21/03	\$182,500	610	540	6	1923	2	3120	No	No	9014 20TH AV NE
7	6	510140	7505	4/24/02	\$222,500	620	0	6	1941	4	6336	No	No	2322 NE 103RD ST
7	6	510140	2270	11/19/03	\$241,500	680	0	6	1940	3	4896	No	No	8903 20TH AV NE
7	6	510140	7785	7/16/02	\$184,000	680	0	6	1948	3	6525	No	No	1749 NE 105TH ST
7	6	510140	5733	2/12/03	\$189,950	690	0	6	1938	4	5330	No	No	2007 NE 102ND ST
7	6	510140	0868	1/10/02	\$230,000	750	0	6	1941	4	6090	No	No	1734 NE 86TH ST
7	6	510040	0340	8/7/03	\$224,950	750	0	6	1941	3	5200	Yes	No	1713 NE 86TH ST
7	6	510140	2545	8/14/03	\$292,950	780	130	6	1939	4	6380	No	No	1734 NE 91ST ST
7	6	510040	0335	8/5/02	\$225,500	790	0	6	1941	5	5940	No	No	1712 NE 85TH ST
7	6	510140	0934	5/20/02	\$213,000	810	0	6	1958	4	4368	No	No	8608 15TH AV NE
7	6	510140	8435	5/29/03	\$246,000	830	0	6	1938	4	10730	No	No	536 NE 104TH ST
7	6	510140	5755	3/25/02	\$210,000	870	0	6	1945	3	5334	No	No	10024 21ST AV NE
7	6	743450	0065	6/26/03	\$265,000	1120	0	6	1926	5	6700	No	No	1236 NE 103RD ST
7	6	890100	0130	3/28/03	\$255,500	1180	0	6	1941	4	4950	No	No	1545 NE 107TH ST
7	6	510140	8568	7/15/03	\$301,000	1290	0	6	1987	3	7250	No	No	1015 NE 105TH ST
7	6	802420	2372	10/18/02	\$209,949	700	0	7	1944	5	5400	No	No	1808 NE 96TH ST
7	6	510140	5278	10/9/03	\$230,000	730	0	7	1946	4	6200	No	No	9707 23RD AV NE
7	6	510140	5800	3/25/03	\$290,000	750	800	7	1947	4	5334	No	No	2127 NE 102ND ST
7	6	510140	4107	5/7/03	\$246,900	770	0	7	1948	3	5376	No	No	9233 17TH AV NE
7	6	326530	0320	8/25/03	\$295,000	780	500	7	1941	4	5460	No	No	9719 20TH AV NE
7	6	802420	1810	3/11/02	\$272,250	800	150	7	1940	4	5080	Yes	No	1539 NE 98TH ST

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	6	510140	1864	12/11/02	\$290,000	800	800	7	2002	3	4064	Yes	No	8828 17TH AV NE
7	6	890200	0035	9/20/02	\$245,000	810	0	7	1938	4	8560	No	No	10532 23RD AV NE
7	6	510140	2380	9/26/03	\$315,000	820	520	7	1958	4	6380	No	No	1725 NE 91ST ST
7	6	510140	4121	7/18/02	\$248,000	820	0	7	1948	3	5376	No	No	9201 17TH AV NE
7	6	510140	4105	9/15/03	\$240,000	820	0	7	1948	3	5376	No	No	9241 17TH AV NE
7	6	510140	8531	11/7/03	\$245,000	820	0	7	1941	4	6380	No	No	837 NE 105TH ST
7	6	802420	1815	12/2/02	\$280,000	830	630	7	1941	4	5080	No	No	1541 NE 98TH ST
7	6	802420	2175	9/11/02	\$230,000	830	860	7	1941	3	5080	No	No	1536 NE 95TH ST
7	6	510140	5970	3/18/02	\$235,000	840	0	7	1946	3	6384	No	No	10216 20TH AV NE
7	6	510140	2556	2/7/03	\$205,000	850	0	7	1930	3	6380	No	No	1729 NE 92ND ST
7	6	510140	1003	5/7/03	\$287,000	860	0	7	1942	5	5376	No	No	8625 17TH AV NE
7	6	510140	8703	11/25/03	\$315,000	860	700	7	1942	4	6380	No	No	1048 NE 103RD ST
7	6	802420	2520	2/12/02	\$264,900	860	290	7	1940	3	6477	No	No	1727 NE 98TH ST
7	6	510140	5335	6/17/03	\$261,900	870	390	7	1941	3	9570	No	No	2046 NE 98TH ST
7	6	802420	1735	10/10/03	\$265,000	870	420	7	1941	4	4400	Yes	No	9728 15TH AV NE
7	6	510140	4404	4/12/03	\$279,900	880	270	7	1941	3	5376	No	No	1704 NE 94TH ST
7	6	890100	1375	10/24/03	\$245,950	900	0	7	1939	4	6998	No	No	10736 20TH AV NE
7	6	510140	4366	1/25/02	\$265,000	900	440	7	1993	3	5413	No	No	9402 20TH AV NE
7	6	510140	5613	12/22/03	\$290,000	920	760	7	1954	4	8555	No	No	1546 NE 100TH ST
7	6	288770	0160	12/30/02	\$298,000	930	500	7	1927	4	3800	No	No	8233 16TH AV NE
7	6	510140	0988	3/29/02	\$265,000	930	0	7	1942	4	6380	No	No	1545 NE 88TH ST
7	6	510140	2310	7/9/03	\$250,000	940	0	7	1949	3	8910	No	No	9008 15TH AV NE
7	6	510140	2310	3/22/02	\$234,800	940	0	7	1949	3	8910	No	No	9008 15TH AV NE
7	6	510140	2234	12/1/02	\$318,000	950	730	7	1941	4	6380	No	No	1716 NE 89TH ST
7	6	510140	5589	3/20/02	\$281,016	950	480	7	1948	4	6380	No	No	1535 NE 102ND ST
7	6	510140	8730	6/19/02	\$245,000	960	0	7	1971	4	5376	No	No	10310 8TH AV NE
7	6	510140	0997	7/29/02	\$265,000	960	300	7	1941	4	6380	No	No	1652 NE 86TH ST
7	6	288770	0055	4/4/02	\$255,000	1000	0	7	1929	4	2700	No	No	8228 15TH AV NE
7	6	510140	2356	1/23/02	\$260,000	1010	0	7	1946	4	7728	No	No	9008 17TH AV NE
7	6	147220	0165	9/26/03	\$265,000	1020	280	7	1956	4	7452	No	No	1102 NE 106TH ST
7	6	510140	5268	3/24/03	\$298,999	1040	600	7	1967	3	9570	No	No	2048 NE 97TH ST

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	6	510140	2232	7/15/02	\$329,000	1040	850	7	1941	4	6380	No	No	1720 NE 89TH ST
7	6	510140	5945	11/17/03	\$259,950	1050	240	7	1947	4	6930	No	No	2316 NE 102ND ST
7	6	510140	7455	6/12/02	\$256,000	1070	360	7	1942	3	6384	No	No	2054 NE 103RD ST
7	6	510140	4423	3/26/02	\$249,900	1100	820	7	1954	3	7168	No	No	9421 20TH AV NE
7	6	510140	8783	7/22/03	\$277,226	1120	1120	7	1976	3	4896	No	No	10311 ROOSEVELT WY NE
7	6	116000	0370	1/6/03	\$279,950	1120	890	7	1947	4	8704	No	No	10701 15TH AV NE
7	6	116000	0255	5/10/02	\$235,000	1120	0	7	1942	3	8631	No	No	10824 12TH AV NE
7	6	510140	1000	5/16/02	\$295,000	1130	0	7	1941	4	6380	No	No	1650 NE 86TH ST
7	6	510140	8638	8/22/03	\$309,000	1130	120	7	1946	4	6000	No	No	1246 NE 104TH ST
7	6	326530	0455	6/20/02	\$259,500	1130	0	7	1985	3	5942	No	No	9721 19TH AV NE
7	6	510140	5008	7/15/02	\$218,000	1130	0	7	1950	3	5376	No	No	9608 20TH AV NE
7	6	557720	0426	10/17/02	\$235,000	1150	490	7	1940	3	5290	No	No	10304 15TH AV NE
7	6	116000	0050	6/30/03	\$346,500	1160	1160	7	1976	4	6900	No	No	1029 NE NORTHGATE WY
7	6	510140	5580	8/24/03	\$289,000	1160	510	7	1940	3	8700	No	No	1514 NE 100TH ST
7	6	510140	4162	2/12/02	\$247,500	1160	0	7	1996	3	5376	No	No	9209 20TH AV NE
7	6	890100	1540	10/23/02	\$290,950	1180	600	7	1940	4	7500	No	No	2024 NE 105TH ST
7	6	116000	0385	3/4/03	\$278,000	1180	1140	7	1940	4	8160	No	No	10719 15TH AV NE
7	6	864150	0040	6/26/03	\$339,950	1200	1220	7	2002	3	6240	No	No	9108 20TH AV NE
7	6	510140	8782	8/23/02	\$249,000	1200	0	7	1972	3	4896	No	No	10317 ROOSEVELT WY NE
7	6	510140	8578	4/8/02	\$245,000	1200	0	7	1954	4	7250	No	No	1019 NE 105TH ST
7	6	802420	2170	4/22/03	\$265,000	1210	0	7	1929	3	6183	No	No	1548 NE 95TH ST
7	6	510140	7845	12/30/02	\$284,500	1210	900	7	1946	4	7638	No	No	1710 NE 104TH ST
7	6	510140	7745	9/18/03	\$319,950	1220	140	7	1918	4	6525	No	No	1717 NE 105TH ST
7	6	292604	9315	2/19/02	\$287,000	1220	760	7	1953	4	6160	No	No	1225 NE 107TH ST
7	6	116000	0215	2/14/03	\$190,000	1220	0	7	1949	3	7200	No	No	1215 NE NORTHGATE WY
7	6	510140	5606	8/28/03	\$384,950	1230	490	7	1952	4	10752	No	No	1549 NE 102ND ST
7	6	510140	1021	8/20/03	\$295,000	1270	640	7	1941	3	5376	No	No	8601 17TH AV NE
7	6	890150	0185	5/15/02	\$270,000	1280	0	7	1940	4	5775	No	No	1915 NE 107TH ST
7	6	510140	2524	3/22/02	\$359,950	1290	830	7	1947	4	5328	No	No	9118 17TH AV NE
7	6	510140	8664	5/20/02	\$175,000	1300	0	7	1947	3	4998	No	No	10314 ROOSEVELT WY NE
7	6	510140	4146	6/24/02	\$287,000	1320	120	7	1922	4	6437	No	No	1730 NE 92ND ST

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7	6	288770	0430	8/13/03	\$362,500	1330	0	7	1927	4	3800	No	No	8243 17TH AV NE
7	6	890200	0267	2/20/03	\$340,000	1330	930	7	2002	3	7209	Yes	No	10840 24TH ST NE
7	6	890200	0149	6/19/02	\$255,000	1340	0	7	1952	4	10500	No	No	10828 23RD AV NE
7	6	802420	1659	6/26/03	\$386,000	1350	470	7	1942	4	12827	No	No	1538 NE 98TH ST
7	6	510140	5260	2/5/03	\$290,000	1350	0	7	1946	4	8400	No	No	2032 NE 97TH ST
7	6	864150	0365	7/15/03	\$237,500	1360	0	7	1988	3	3360	No	No	9000 20TH AV NE
7	6	510140	7650	5/2/03	\$335,000	1420	710	7	1942	4	9570	No	No	2014 NE 104TH ST
7	6	510140	5930	9/15/03	\$372,000	1430	0	7	1998	3	5940	No	No	2319 NE 103RD ST
7	6	510140	5547	7/10/03	\$329,000	1440	580	7	1946	3	5376	Yes	No	10020 15TH AV NE
7	6	510140	5559	3/26/02	\$323,000	1440	620	7	1945	4	5376	Yes	No	10002 15TH AV NE
7	6	510140	4912	7/9/03	\$308,000	1460	0	7	1996	3	5376	No	No	9502 20TH AV NE
7	6	890100	0244	2/19/03	\$217,000	1460	0	7	1951	3	6860	No	No	10755 17TH AV NE
7	6	864150	0030	3/26/02	\$215,000	1460	0	7	1993	3	3120	No	No	9112 20TH AV NE
7	6	510140	2320	6/11/02	\$300,000	1500	0	7	1938	4	6370	Yes	No	9007 17TH AV NE
7	6	802420	2500	2/19/02	\$335,000	1500	1160	7	1940	5	9652	No	No	1703 NE 98TH ST
7	6	510140	8736	9/3/03	\$335,800	1560	0	7	1979	3	5220	No	No	817 NE 104TH ST
7	6	890100	0955	5/15/02	\$244,000	1590	0	7	1940	4	7932	No	No	10731 20TH AV NE
7	6	802420	2550	3/22/02	\$280,000	1620	0	7	1924	5	7750	No	No	1720 NE 97TH ST
7	6	890100	0750	11/22/02	\$335,000	1650	0	7	1944	4	7519	No	No	10734 17TH AV NE
7	6	288770	0011	6/24/02	\$274,200	1700	0	7	1925	5	3600	No	No	8250 15TH AV NE
7	6	890100	0050	5/23/02	\$240,000	1710	0	7	1954	4	7425	No	No	1529 NE ELSHIN PL
7	6	510140	4917	7/25/02	\$252,000	1730	0	7	1946	4	6452	No	No	2015 NE 96TH ST
7	6	510140	4180	1/7/02	\$289,000	1770	0	7	1995	3	8506	No	No	2012 NE 92ND ST
7	6	510140	2358	7/29/02	\$375,000	1830	1830	7	1946	4	7720	Yes	No	1708 NE 90TH ST
7	6	890150	0081	9/19/03	\$383,000	1860	0	7	1987	3	8930	No	No	1726 NE 105TH ST
7	6	510140	2560	4/21/03	\$315,000	1870	0	7	1996	3	6380	No	No	1731 NE 92ND ST
7	6	557720	0285	8/25/03	\$305,000	1960	480	7	1962	3	8494	No	No	1527 NE 103RD ST
7	6	510140	8570	3/7/02	\$214,000	2040	0	7	1952	3	7100	No	No	10412 ROOSEVELT WY NE
7	6	890100	1435	8/16/02	\$281,000	930	150	8	1921	5	7761	No	No	10711 23RD AV NE
7	6	890100	1451	5/24/02	\$305,000	1140	500	8	1966	3	6675	No	No	10512 20TH AV NE
7	6	510140	8651	10/14/03	\$300,000	1200	500	8	1959	3	6018	No	No	10415 15TH AV NE

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7	6	741120	0080	10/15/02	\$380,000	1240	400	8	1935	4	3974	No	No	1520 NE 85TH ST
7	6	510140	1894	11/13/02	\$305,350	1240	0	8	1928	4	4640	No	No	1722 NE 88TH ST
7	6	890350	0063	6/2/03	\$280,000	1260	550	8	1949	4	7200	No	No	10408 23RD AV NE
7	6	510140	4449	4/25/03	\$292,000	1270	740	8	1962	3	6720	No	No	9411 17TH AV NE
7	6	147220	0090	6/19/03	\$309,500	1320	680	8	1956	4	8100	No	No	1053 NE 106TH ST
7	6	147220	0040	7/23/02	\$309,730	1340	860	8	1956	3	6039	No	No	10517 12TH AV NE
7	6	116000	0080	7/19/02	\$350,000	1370	1410	8	1942	3	39012	No	No	1015 NE 108TH ST
7	6	288770	0416	4/23/02	\$217,000	1370	0	8	1954	4	5225	No	No	8233 17TH AV NE
7	6	116000	0170	2/20/02	\$339,000	1390	1030	8	1953	4	7560	No	No	10801 12TH AV NE
7	6	802420	2141	6/19/03	\$395,000	1410	1100	8	1963	3	7620	Yes	No	1529 NE 96TH ST
7	6	890100	1411	7/7/03	\$294,000	1420	0	8	1953	4	9600	No	No	10831 23RD AV NE
7	6	741120	0081	5/4/03	\$411,250	1430	0	8	1932	4	3816	No	No	1512 NE 85TH ST
7	6	510140	7690	2/8/02	\$290,000	1430	0	8	1950	4	9570	No	No	2039 NE 105TH ST
7	6	510140	4128	7/11/03	\$355,000	1460	420	8	1952	3	6048	No	No	9212 17TH AV NE
7	6	510140	8621	2/19/03	\$345,000	1470	0	8	1954	5	10890	No	No	1215 NE 105TH ST
7	6	510140	7150	12/10/02	\$329,500	1470	1090	8	1966	4	6300	No	No	10221 20TH AV NE
7	6	510140	8650	5/29/03	\$296,000	1480	1230	8	1959	3	11000	No	No	1255 NE 105TH ST
7	6	292604	9408	12/20/02	\$429,950	1500	1500	8	1962	5	17800	No	No	10532 12TH AV NE
7	6	116000	0305	7/19/02	\$329,950	1540	1200	8	1954	3	9000	No	No	10715 14TH AV NE
7	6	510140	8601	11/14/02	\$390,000	1560	1480	8	1958	5	6497	No	No	10424 11TH AV NE
7	6	890100	0779	10/22/03	\$285,000	1560	0	8	1950	3	8925	No	No	10749 19TH AV NE
7	6	890100	0101	12/9/02	\$250,000	1560	0	8	1954	3	5400	No	No	10615 17TH AV NE
7	6	510140	7160	10/16/03	\$320,000	1570	1070	8	1966	3	6496	No	No	10209 20TH AV NE
7	6	292604	9391	6/9/02	\$400,000	1580	1400	8	1956	4	19095	No	No	1415 NE 106TH ST
7	6	802420	2195	6/13/02	\$384,950	1610	1050	8	1967	3	10160	No	No	1532 NE 95TH ST
7	6	510140	8698	10/11/02	\$279,950	1610	0	8	1946	4	7793	No	No	1039 NE 104TH ST
7	6	147220	0145	7/14/03	\$399,000	1740	0	8	1956	4	12400	No	No	10614 10TH PL NE
7	6	802420	1585	7/12/02	\$310,000	1770	670	8	1964	3	7747	No	No	1533 NE 100TH ST
7	6	890100	1515	10/17/03	\$416,000	2020	0	8	1949	4	15000	No	No	10541 23RD AV NE
7	6	557720	0460	11/30/02	\$430,000	2160	790	8	1996	3	5844	No	No	1512 NE 102ND ST
7	6	510140	4918	1/2/02	\$370,000	2270	0	8	2001	3	6135	No	No	2019 NE 96TH ST

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7	6	510140	2226	11/6/02	\$312,500	2290	0	8	1990	3	5800	No	No	1711 NE 90TH ST
7	6	890100	1520	5/27/03	\$422,000	2360	0	8	1952	4	15000	No	No	10535 23RD AV NE
7	6	510140	4142	2/21/03	\$328,000	2750	0	8	1963	3	7540	No	No	1735 NE 94TH ST
7	6	510140	5629	12/2/02	\$355,000	820	530	9	1970	4	5040	No	No	10013 17TH AV NE
7	6	802420	2171	8/22/02	\$500,000	2340	710	9	2002	3	5107	No	No	1546 NE 95TH ST
7	6	510140	8696	9/18/02	\$414,500	2490	0	9	2002	3	5047	No	No	1043 NE 104TH ST
7	7	246440	0275	7/9/02	\$279,000	650	580	6	1925	4	2790	No	No	7805 8TH AV NE
7	7	287860	0960	10/22/03	\$325,000	1460	0	6	1908	4	3060	No	No	8107 8TH AV NE
7	7	688480	0220	10/29/02	\$280,000	810	850	7	1910	4	3800	No	No	8045 14TH AV NE
7	7	287860	0150	5/12/03	\$274,250	810	0	7	1924	4	4590	No	No	547 NE 85TH ST
7	7	287860	0915	6/11/02	\$310,000	830	0	7	1925	5	3060	No	No	555 NE 82ND ST
7	7	297980	0650	11/10/03	\$325,000	890	260	7	1925	4	4375	No	No	7829 11TH AV NE
7	7	297980	0650	6/9/03	\$319,950	890	260	7	1925	4	4375	No	No	7829 11TH AV NE
7	7	860490	0215	11/22/02	\$287,000	890	690	7	1926	4	4050	No	No	1122 NE 80TH ST
7	7	860490	0217	7/15/03	\$264,500	890	400	7	1927	4	3600	No	No	1114 NE 80TH ST
7	7	688480	0470	5/14/02	\$337,500	940	400	7	1926	4	3825	No	No	8015 BROOKLYN AV NE
7	7	287860	1470	5/20/03	\$300,000	940	390	7	1908	4	5100	No	No	552 NE 80TH ST
7	7	688480	0340	8/21/02	\$295,000	950	0	7	1925	4	5700	No	No	8022 BROOKLYN AV NE
7	7	297980	0645	5/22/03	\$324,000	960	0	7	1925	4	4375	No	No	7825 11TH AV NE
7	7	246440	0515	5/7/03	\$265,000	960	0	7	1926	3	2820	No	No	811 NE 80TH ST
7	7	246440	0385	2/11/02	\$300,000	970	0	7	1989	3	2910	Yes	No	518 NE 78TH ST
7	7	688480	0485	7/24/02	\$312,000	980	0	7	1925	4	3863	No	No	8009 BROOKLYN AV NE
7	7	297980	0845	9/25/02	\$265,000	1010	0	7	1924	3	4320	No	No	7550 ROOSEVELT WY NE
7	7	354390	0266	7/25/03	\$275,000	1010	400	7	1924	4	3400	Yes	No	7612 6TH AV NE
7	7	287860	0540	5/5/03	\$288,000	1050	0	7	2000	3	5400	No	No	8208 5TH AV NE
7	7	860490	0275	4/26/02	\$329,000	1060	1060	7	1941	4	5000	No	No	8037 12TH AV NE
7	7	297980	0685	10/30/02	\$332,500	1070	370	7	1925	4	3824	No	No	7839 11TH AV NE
7	7	287860	0070	6/4/03	\$405,000	1080	370	7	1926	4	4590	No	No	522 NE 84TH ST
7	7	246440	0285	1/17/03	\$328,400	1110	480	7	1984	3	2910	No	No	616 NE 78TH ST
7	7	246440	0450	4/17/03	\$318,000	1120	0	7	1908	4	3840	No	No	521 NE 78TH ST
7	7	246440	0335	8/19/02	\$349,950	1130	760	7	1909	5	2910	Yes	No	511 NE 79TH ST

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	7	688480	0315	11/21/02	\$311,000	1140	200	7	1925	4	3800	No	No	8010 BROOKLYN AV NE
7	7	860490	0406	8/5/02	\$319,000	1160	0	7	1926	5	3600	No	No	1110 NE 80TH ST
7	7	688480	0415	4/9/02	\$347,600	1170	0	7	1925	4	3760	No	No	8053 BROOKLYN AV NE
7	7	297980	1245	4/7/03	\$312,000	1190	420	7	1924	3	4120	No	No	7526 9TH AV NE
7	7	297980	1235	2/6/03	\$285,000	1190	0	7	1925	4	4120	No	No	7522 9TH AV NE
7	7	860490	0115	4/25/03	\$300,000	1230	910	7	1947	4	3600	No	No	1005 NE 82ND ST
7	7	206110	0235	7/10/02	\$310,000	1240	0	7	1941	4	5952	No	No	8251 4TH AV NE
7	7	287860	0635	6/25/02	\$340,000	1260	0	7	1907	5	3060	No	No	520 NE 82ND ST
7	7	354390	0355	10/17/03	\$320,000	1260	410	7	1973	3	2500	No	No	619 NE 77TH ST
7	7	354390	0355	4/8/02	\$279,950	1260	410	7	1973	3	2500	No	No	619 NE 77TH ST
7	7	354440	0236	5/16/03	\$294,000	1290	0	7	1906	5	4650	No	No	324 NE 81ST ST
7	7	287860	0285	4/5/02	\$341,000	1290	710	7	1926	4	3468	No	No	539 NE 84TH ST
7	7	287860	1335	9/9/02	\$285,000	1290	0	7	1926	4	3737	No	No	514 NE 80TH ST
7	7	297980	1115	8/4/03	\$328,835	1300	0	7	1925	4	4000	No	No	7535 ROOSEVELT WY NE
7	7	373590	0495	12/9/03	\$415,000	1320	0	7	1927	4	3060	No	No	843 NE 84TH ST
7	7	354440	0136	3/11/03	\$340,000	1340	840	7	1926	5	3536	Yes	No	8112 LATONA AV NE
7	7	373590	0025	7/30/03	\$382,500	1400	280	7	1928	4	4080	No	No	807 NE 85TH ST
7	7	354440	0315	6/10/02	\$349,500	1400	0	7	1927	5	5100	No	No	414 NE 81ST ST
7	7	287860	1130	7/11/02	\$435,000	1430	990	7	1926	5	4080	No	No	525 NE 82ND ST
7	7	287860	1120	11/4/03	\$399,950	1430	600	7	1926	4	4080	No	No	521 NE 82ND ST
7	7	287860	1120	4/24/02	\$350,000	1430	600	7	1926	4	4080	No	No	521 NE 82ND ST
7	7	688480	0250	3/25/03	\$392,500	1440	0	7	1912	5	5700	No	No	8031 14TH AV NE
7	7	354440	0100	10/29/03	\$268,500	1440	0	7	1908	5	2727	No	No	312 NE 82ND ST
7	7	373590	0500	10/23/03	\$408,100	1450	150	7	1927	4	3060	No	No	847 NE 84TH ST
7	7	297980	0725	7/16/03	\$350,000	1460	0	7	1924	4	5000	No	No	7559 11TH AV NE
7	7	206110	0350	3/13/02	\$335,000	1460	0	7	1984	3	3720	No	No	8230 LATONA AV NE
7	7	373590	0585	6/18/03	\$310,000	1460	400	7	1939	4	4080	No	No	846 NE 84TH ST
7	7	860490	0260	12/22/03	\$450,000	1470	170	7	1938	5	5250	No	No	8029 12TH AV NE
7	7	373590	1230	7/18/02	\$410,000	1480	880	7	1926	5	3774	No	No	838 NE 81ST ST
7	7	354440	0326	3/7/03	\$335,000	1480	400	7	1928	4	3022	No	No	8111 5TH AV NE
7	7	373590	1265	4/23/02	\$323,500	1500	0	7	1925	4	4500	No	No	8107 ROOSEVELT WY NE

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	7	373590	0075	6/10/02	\$335,000	1530	730	7	1926	4	4590	No	No	827 NE 85TH ST
7	7	614870	0130	4/8/03	\$353,500	1570	300	7	1924	4	5130	No	No	8219 15TH AV NE
7	7	354490	0050	4/17/03	\$348,900	1590	300	7	1926	4	4284	No	No	8007 5TH AV NE
7	7	297980	1300	1/18/02	\$342,000	1630	500	7	1924	4	4120	No	No	7552 9TH AV NE
7	7	287860	0670	6/13/03	\$374,000	1670	750	7	1926	4	2958	No	No	8204 5TH AV NE
7	7	297980	0875	10/14/03	\$399,950	1680	200	7	1924	4	4320	No	No	7560 ROOSEVELT WY NE
7	7	297980	0500	3/4/02	\$340,750	1710	200	7	1925	4	2891	No	No	7840 11TH AV NE
7	7	688480	0180	11/4/02	\$361,000	1730	300	7	1927	4	3610	No	No	8044 14TH AV NE
7	7	688480	0306	12/5/03	\$393,000	1740	0	7	1927	3	4160	No	No	1302 NE 80TH ST
7	7	287860	0725	10/9/03	\$439,950	1970	240	7	1927	5	4080	No	No	535 NE 83RD ST
7	7	373590	1180	4/23/03	\$330,000	2070	0	7	1927	4	4500	No	No	8111 ROOSEVELT WY NE
7	7	373590	1260	9/30/02	\$415,000	2140	620	7	1925	5	4680	No	No	8103 ROOSEVELT WY NE
7	7	246440	0655	12/13/02	\$280,000	960	640	8	1949	3	2990	No	No	7907 ROOSEVELT WY NE
7	7	373590	1490	11/18/02	\$250,000	1050	0	8	1927	4	3690	No	No	8011 ROOSEVELT WY NE
7	7	246440	0500	12/29/03	\$331,500	1210	670	8	1931	3	2700	No	No	7912 8TH AV NE
7	7	206110	0645	4/24/02	\$350,000	1220	1140	8	1945	4	5580	Yes	No	8231 2ND AV NE
7	7	206110	0150	2/7/02	\$410,000	1230	150	8	1931	4	4960	No	No	8242 4TH AV NE
7	7	246440	0005	3/21/02	\$285,000	1230	300	8	1929	3	3025	No	No	7912 5TH AV NE
7	7	287860	1060	3/31/03	\$359,000	1250	300	8	1930	4	3375	No	No	8112 5TH AV NE
7	7	206110	0480	8/14/02	\$314,000	1250	1000	8	1937	3	7812	Yes	No	8211 LATONA AV NE
7	7	246440	0675	12/23/03	\$329,750	1280	810	8	1950	3	5820	No	No	844 NE 79TH ST
7	7	246440	0415	1/23/02	\$312,500	1350	300	8	1929	4	2750	Yes	No	7802 5TH AV NE
7	7	246440	0311	9/9/02	\$357,000	1390	730	8	1988	3	2910	Yes	No	530 NE 78TH ST
7	7	373590	0205	10/21/03	\$453,000	1400	380	8	1930	4	4080	No	No	834 NE 84TH ST
7	7	287860	0335	10/15/03	\$459,000	1420	700	8	1950	4	6120	No	No	8305 8TH AV NE
7	7	354440	0105	6/5/03	\$370,000	1430	300	8	1930	4	3030	No	No	308 NE 82ND ST
7	7	860490	0410	8/14/03	\$420,000	1510	0	8	1932	3	4250	No	No	1102 NE 80TH ST
7	7	287860	1415	6/11/03	\$378,000	1510	0	8	1930	4	4590	No	No	543 NE 81ST ST
7	7	287860	0900	4/22/03	\$494,950	1560	540	8	1926	5	3060	No	No	547 NE 82ND ST
7	7	373590	0505	5/20/02	\$385,500	1600	0	8	1932	4	6000	No	No	8311 ROOSEVELT WY NE
7	7	287860	0675	4/1/02	\$419,950	1630	0	8	1932	5	3915	No	No	502 NE 82ND ST

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7	7	297980	0540	4/22/02	\$392,000	1650	1150	8	1928	4	4968	No	No	7822 ROOSEVELT WY NE
7	7	373590	1125	5/28/02	\$405,000	1820	950	8	1928	4	4284	No	No	831 NE 82ND ST
7	7	772060	0055	11/19/03	\$345,000	1840	200	8	1930	3	4960	Yes	No	7831 5TH AV NE
7	7	287860	0770	3/21/02	\$480,000	1950	780	8	1928	5	3420	No	No	8217 8TH AV NE
7	7	354390	0345	5/16/03	\$495,000	2450	750	8	2002	3	3700	No	No	621 NE 77TH ST
7	7	206110	0585	2/10/03	\$570,000	2870	0	8	1994	3	7440	Yes	No	8250 2ND AV NE
7	7	246440	0150	7/10/02	\$479,000	1760	1060	9	1926	4	6063	No	No	7903 8TH AV NE
7	7	772060	0105	1/14/02	\$440,000	2210	530	9	2001	3	4334	Yes	No	7836 BANNER WY NE
7	7	287860	0220	4/25/03	\$599,950	2360	730	9	2002	3	3570	No	No	544 NE 84TH ST
7	8	510140	3915	3/4/03	\$182,000	1290	0	5	1945	4	5376	No	No	1059 NE 94TH ST
7	8	510140	4468	12/19/02	\$188,000	400	0	6	1930	5	6380	No	No	1222 NE 94TH ST
7	8	802420	0360	12/18/02	\$183,000	520	0	6	1927	3	4318	No	No	1042 NE 97TH ST
7	8	802420	0395	12/13/02	\$175,000	520	0	6	1927	3	4318	No	No	1026 NE 97TH ST
7	8	322604	9098	7/2/03	\$240,000	560	0	6	1927	4	4686	No	No	340 NE 89TH ST
7	8	322604	9134	3/26/03	\$214,000	600	90	6	1929	3	4500	No	No	324 NE 95TH ST
7	8	510040	1396	6/24/02	\$215,000	620	90	6	1936	3	6380	No	No	514 NE 88TH ST
7	8	322604	9192	6/18/02	\$195,000	620	0	6	1940	4	6132	No	No	319 NE 90TH ST
7	8	322604	9095	10/22/03	\$184,000	670	0	6	1927	3	3200	No	No	8921 5TH AV NE
7	8	510040	3741	5/17/02	\$235,000	710	0	6	1932	5	5000	No	No	814 NE 92ND ST
7	8	322604	9293	7/22/02	\$215,000	840	0	6	2001	3	6120	No	No	119 NE 92ND ST
7	8	510040	3795	3/20/03	\$280,000	860	290	6	1922	4	5365	No	No	840 NE 92ND ST
7	8	199520	0175	7/17/03	\$225,000	920	0	6	1942	4	5712	No	No	335 NE 94TH ST
7	8	510140	6267	7/28/03	\$250,000	1190	0	6	1987	3	6380	No	No	1241 NE 103RD ST
7	8	510140	6210	10/16/02	\$195,000	1230	0	6	1926	4	5376	No	No	10214 12TH AV NE
7	8	802420	0375	1/31/03	\$262,000	630	520	7	1927	4	4318	No	No	1034 NE 97TH ST
7	8	510140	4626	5/28/02	\$237,000	650	400	7	1927	3	4200	No	No	9424 8TH AV NE
7	8	510140	6489	5/10/02	\$251,200	700	700	7	1924	5	6380	No	No	1048 NE 100TH ST
7	8	510140	6186	2/3/03	\$230,000	720	0	7	1930	4	6403	No	No	10211 12TH AV NE
7	8	802420	0130	9/16/03	\$259,100	740	150	7	1928	4	7620	No	No	1052 NE 98TH ST
7	8	510140	6324	4/26/02	\$265,000	750	750	7	1924	4	3840	No	No	1208 NE 100TH ST
7	8	802420	1210	5/6/02	\$289,500	760	0	7	1934	4	5080	No	No	1236 NE 96TH ST

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7	8	510140	4623	11/13/03	\$250,000	770	0	7	1928	3	4830	No	No	803 NE 95TH ST
7	8	510040	3612	10/17/02	\$292,500	770	770	7	1928	5	6380	No	No	548 NE 92ND ST
7	8	920600	0030	10/24/02	\$223,500	770	0	7	1942	4	4200	No	No	402 NE 85TH ST
7	8	510040	3175	2/12/02	\$220,000	770	0	7	1938	3	6380	No	No	1220 NE 91ST ST
7	8	510040	3953	8/1/03	\$246,000	800	0	7	1985	3	4704	No	No	1202 NE 92ND ST
7	8	199520	0380	9/24/02	\$223,950	810	0	7	1939	4	5984	No	No	227 NE 92ND ST
7	8	510040	3744	9/17/02	\$242,000	810	0	7	1941	4	5365	No	No	836 NE 92ND ST
7	8	510040	3268	12/10/02	\$264,950	830	830	7	1940	3	6380	No	No	1019 NE 92ND ST
7	8	510040	2756	6/28/02	\$258,000	830	0	7	1946	4	5800	No	No	1026 NE 90TH ST
7	8	199520	0180	9/25/03	\$265,000	840	0	7	1940	3	5712	No	No	345 NE 94TH ST
7	8	802420	1275	11/25/02	\$285,000	840	200	7	1941	4	5080	No	No	1219 NE 98TH ST
7	8	510140	6288	8/11/03	\$262,500	860	0	7	1950	4	4896	Yes	No	10219 15TH AV NE
7	8	510040	4782	9/12/03	\$282,000	870	0	7	1938	4	6380	No	No	528 NE 94TH ST
7	8	510040	1713	11/13/03	\$293,000	870	250	7	1948	4	5712	No	No	8827 15TH AV NE
7	8	510040	3704	12/26/03	\$253,100	870	0	7	1936	4	5108	No	No	818 NE 92ND ST
7	8	802420	0340	10/7/02	\$260,000	880	200	7	1927	4	4318	No	No	1050 NE 97TH ST
7	8	510140	4545	8/19/02	\$244,950	890	0	7	1942	4	6380	No	No	1022 NE 94TH ST
7	8	510040	3942	10/13/03	\$255,000	900	0	7	1941	3	4416	No	No	9212 12TH AV NE
7	8	199520	0276	4/22/02	\$290,000	900	750	7	1938	4	6392	No	No	324 NE 91ST ST
7	8	510040	3459	4/22/03	\$210,000	900	0	7	1926	3	4896	No	No	9106 5TH AV NE
7	8	510140	3870	2/4/02	\$304,950	910	320	7	1939	4	6380	No	No	1033 NE 94TH ST
7	8	510140	4893	1/7/02	\$285,000	910	170	7	1939	4	5800	No	No	824 NE 95TH ST
7	8	322604	9434	5/31/02	\$264,950	910	260	7	1940	4	6713	No	No	312 NE 94TH ST
7	8	802420	0845	3/6/02	\$267,500	920	420	7	1941	3	6096	No	No	1032 NE 95TH ST
7	8	920600	0083	5/15/03	\$245,000	920	0	7	1915	4	4200	No	No	8503 4TH AV NE
7	8	802420	0875	4/29/03	\$255,000	920	0	7	1928	4	5080	No	No	1012 NE 95TH ST
7	8	510040	3671	11/20/03	\$242,000	930	0	7	1946	4	5488	No	No	9208 8TH AV NE
7	8	802420	0535	9/22/03	\$314,500	940	240	7	1941	3	6350	No	No	1057 NE 97TH ST
7	8	510040	3318	11/6/02	\$389,900	940	940	7	1941	5	6380	No	No	1048 NE 91ST ST
7	8	802420	1360	8/6/02	\$245,000	940	0	7	1938	4	5080	No	No	1232 NE 97TH ST
7	8	322604	9396	12/26/03	\$279,999	970	870	7	1953	4	6480	No	No	8850 1ST AV NE

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7	8	802420	0060	2/12/03	\$298,000	980	120	7	1939	4	5080	No	No	1035 NE 100TH ST
7	8	802420	0070	6/26/03	\$290,300	990	140	7	1939	4	6385	No	No	1037 NE 100TH ST
7	8	510040	3172	3/27/03	\$300,000	1000	200	7	1926	4	6563	No	No	1223 NE 92ND ST
7	8	199520	0020	9/4/02	\$254,000	1030	400	7	1961	4	5148	No	No	9209 5TH AV NE
7	8	510140	4900	3/1/02	\$245,500	1030	1030	7	1940	3	4095	No	No	9510 8TH AV NE
7	8	920600	0070	10/2/03	\$302,000	1040	0	7	1918	4	5080	No	No	8522 4TH AV NE
7	8	510040	2527	3/22/02	\$320,000	1040	610	7	1939	4	5376	No	No	8904 5TH AV NE
7	8	638600	0030	11/6/02	\$249,000	1040	890	7	1949	3	6936	Yes	No	9628 5TH AV NE
7	8	510040	3573	3/25/02	\$260,000	1040	150	7	1930	4	9344	No	No	524 NE 92ND ST
7	8	510040	1433	2/23/03	\$289,500	1050	0	7	1950	4	6380	No	No	538 NE 88TH ST
7	8	510040	2803	5/28/02	\$240,000	1050	0	7	1940	3	5376	No	No	9016 12TH AV NE
7	8	510140	6363	4/28/03	\$242,500	1050	0	7	1928	3	6380	No	No	1234 NE 100TH ST
7	8	510140	5210	5/21/02	\$245,000	1050	150	7	1924	4	9570	No	No	547 NE 98TH ST
7	8	510040	4800	11/6/03	\$299,500	1060	160	7	1939	3	6548	No	No	551 NE 95TH ST
7	8	510040	1120	11/14/02	\$349,900	1060	1060	7	1940	4	6380	Yes	No	1031 NE 88TH ST
7	8	802420	1035	3/19/02	\$245,000	1070	0	7	1953	4	5080	No	No	1226 NE 95TH ST
7	8	227400	0055	11/3/03	\$240,000	1070	250	7	1928	3	5715	No	No	847 NE 96TH ST
7	8	322604	9386	10/15/03	\$300,000	1100	500	7	1953	3	7560	No	No	8549 2ND AV NE
7	8	510140	3892	11/14/03	\$280,000	1110	330	7	1974	3	4785	No	No	1039 NE 94TH ST
7	8	322604	9232	11/4/03	\$325,000	1120	1120	7	1946	4	6208	No	No	558 NE 100TH ST
7	8	322604	9232	5/5/03	\$308,000	1120	1120	7	1946	4	6208	No	No	558 NE 100TH ST
7	8	802420	0970	8/7/03	\$281,950	1130	160	7	1952	3	5040	No	No	9515 15TH AV NE
7	8	802420	0115	8/22/03	\$263,000	1130	0	7	1930	3	5670	No	No	9809 12TH AV NE
7	8	510040	3354	4/15/02	\$355,000	1130	850	7	1930	5	4859	No	No	9114 8TH AV NE
7	8	199520	0105	11/23/02	\$255,000	1140	0	7	1939	4	8568	No	No	220 NE 92ND ST
7	8	638600	0130	3/17/03	\$300,000	1170	750	7	1939	3	6084	No	No	9609 8TH AV NE
7	8	510140	6366	11/14/02	\$290,000	1170	0	7	1929	4	6380	No	No	1230 NE 100TH ST
7	8	510140	2678	5/16/02	\$280,000	1170	0	7	1926	5	7105	No	No	817 NE 94TH ST
7	8	510040	4773	8/20/03	\$279,000	1180	0	7	1939	4	6380	No	No	523 NE 95TH ST
7	8	510140	4566	6/11/02	\$349,000	1200	500	7	1929	5	6380	No	No	1034 NE 94TH ST
7	8	510140	2675	9/25/02	\$310,000	1210	0	7	1926	5	6525	No	No	815 NE 94TH ST

Improved Sales Used in this Annual Update Analysis
Areas 6 & 7
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	8	510140	8987	12/29/03	\$289,950	1220	360	7	1960	3	7395	No	No	858 NE 102ND ST
7	8	510140	5073	8/21/03	\$270,000	1220	0	7	1926	3	6380	No	No	811 NE 97TH ST
7	8	322604	9499	3/15/02	\$349,950	1230	420	7	1971	4	5040	No	No	211 NE 91ST ST
7	8	510140	5106	10/18/02	\$329,950	1240	0	7	1924	5	6380	No	No	820 NE 96TH ST
7	8	610840	0020	5/28/02	\$300,000	1240	180	7	1942	3	6985	No	No	8532 4TH AV NE
7	8	638600	0125	10/16/02	\$370,000	1250	1250	7	1939	5	6084	No	No	9611 8TH AV NE
7	8	510040	1369	1/22/03	\$294,000	1250	480	7	1947	4	4896	No	No	8816 5TH AV NE
7	8	510040	2745	7/11/03	\$249,950	1270	0	7	1937	3	6380	No	No	1023 NE 91ST ST
7	8	802420	0485	12/6/02	\$280,000	1280	350	7	1929	3	5080	No	No	1021 NE 97TH ST
7	8	920600	0160	8/15/03	\$385,000	1290	200	7	1919	3	5376	No	No	8512 LATONA AV NE
7	8	691470	0019	12/10/03	\$269,000	1290	730	7	1938	4	5687	No	No	805 NE 98TH ST
7	8	802420	1525	12/11/02	\$309,000	1300	0	7	1959	4	5080	No	No	1224 NE 98TH ST
7	8	510040	2761	7/29/03	\$339,000	1310	0	7	1927	3	6380	No	No	1039 NE 91ST ST
7	8	199520	0065	1/28/02	\$245,000	1310	960	7	1939	3	5712	No	No	350 NE 92ND ST
7	8	322604	9104	4/25/02	\$318,000	1320	580	7	1948	4	5280	No	No	9023 5TH AV NE
7	8	199520	0205	12/4/02	\$343,000	1330	930	7	1998	3	5390	No	No	401 NE 94TH ST
7	8	510040	2356	2/20/02	\$305,000	1330	140	7	1928	4	6380	No	No	1020 NE 89TH ST
7	8	322604	9075	8/21/03	\$318,000	1340	980	7	1978	3	7260	No	No	9405 5TH AV NE
7	8	510040	3471	5/16/03	\$388,000	1340	580	7	1920	5	7250	No	No	523 NE 92ND ST
7	8	510040	2551	2/27/02	\$310,000	1350	1350	7	1948	4	9570	No	No	514 NE 89TH ST
7	8	802420	1205	6/16/03	\$339,950	1360	0	7	1935	4	5080	No	No	1240 NE 96TH ST
7	8	510140	6477	3/27/03	\$342,500	1360	810	7	1930	4	6090	No	No	1020 NE 100TH ST
7	8	802420	1205	1/28/03	\$250,000	1360	0	7	1935	4	5080	No	No	1240 NE 96TH ST
7	8	199520	0385	7/31/03	\$395,000	1370	400	7	2003	3	5712	No	No	231 NE 92ND ST
7	8	510040	1399	10/21/02	\$462,500	1380	0	7	1936	4	12760	No	No	525 NE 89TH ST
7	8	199520	0256	11/27/02	\$297,000	1380	0	7	1941	4	5292	No	No	344 NE 91ST ST
7	8	199620	0060	7/9/02	\$229,950	1390	0	7	1916	3	8905	No	No	222 NE 94TH ST
7	8	322604	9408	10/4/02	\$319,950	1390	300	7	1935	4	5265	No	No	8911 2ND AV NE
7	8	510140	4629	3/21/03	\$279,000	1420	0	7	1979	3	4200	No	No	9420 8TH AV NE
7	8	510140	5487	4/10/03	\$360,000	1450	930	7	1990	3	7685	No	No	538 NE 98TH ST
7	8	510040	2738	4/9/02	\$416,000	1470	700	7	1923	5	7250	No	No	1018 NE 90TH ST

Improved Sales Used in this Annual Update Analysis
Areas 6 & 7
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	8	510140	4539	5/14/02	\$316,500	1470	250	7	1938	4	6380	No	No	1019 NE 95TH ST
7	8	322604	9422	1/11/02	\$395,900	1550	490	7	1957	4	9180	Yes	No	8825 LATONA AV NE
7	8	322604	9136	7/17/03	\$342,000	1580	780	7	1941	4	5060	No	No	9025 5TH AV NE
7	8	510040	1289	5/17/02	\$325,000	1600	0	7	1946	3	6380	No	No	517 NE 88TH ST
7	8	510040	1675	1/21/03	\$410,000	1620	670	7	1916	5	6380	No	No	1229 NE 89TH ST
7	8	322604	9522	12/4/02	\$279,000	1640	0	7	1987	4	6408	No	No	8548 1ST AV NE
7	8	802420	1225	11/3/03	\$270,000	1640	260	7	1936	3	5080	No	No	1222 NE 96TH ST
7	8	510040	1702	2/10/03	\$409,500	1720	0	7	1936	4	6380	No	No	1249 NE 89TH ST
7	8	510140	6106	9/5/03	\$379,950	1810	170	7	1929	5	7685	No	No	1011 NE 103RD ST
7	8	322604	9535	12/4/02	\$318,500	1970	0	7	1999	3	5169	No	No	521 NE 102ND ST
7	8	199520	0245	6/20/03	\$370,000	2040	0	7	1990	3	6034	No	No	9107 5TH AV NE
7	8	510240	0145	8/2/02	\$300,000	830	520	8	1931	4	6862	No	No	512 NE 90TH ST
7	8	510240	0140	8/18/03	\$317,500	870	0	8	1930	4	7008	No	No	516 NE 90TH ST
7	8	510240	0040	3/1/02	\$302,000	900	300	8	1931	3	7008	No	No	511 NE 91ST ST
7	8	322604	9505	3/7/02	\$234,950	940	0	8	1964	3	7500	No	No	125 NE 94TH ST
7	8	638600	0060	8/30/02	\$399,500	970	970	8	1940	4	6248	No	No	518 NE 96TH PL
7	8	510140	4632	6/24/03	\$315,000	980	500	8	1930	4	4200	No	No	9414 8TH AV NE
7	8	510140	4509	8/28/02	\$347,500	1030	420	8	1931	5	4896	No	No	9411 15TH AV NE
7	8	322604	9399	8/27/03	\$275,000	1050	600	8	1953	4	6480	No	No	8846 1ST AV NE
7	8	510040	0005	11/10/03	\$285,000	1080	280	8	1949	3	7548	No	No	8524 5TH AV NE
7	8	510040	1471	6/26/02	\$385,000	1120	670	8	1922	4	5376	No	No	8802 8TH AV NE
7	8	510240	0010	3/28/03	\$299,300	1150	180	8	1931	4	4320	No	No	9008 5TH AV NE
7	8	510140	5385	8/15/03	\$338,500	1220	200	8	1959	3	7250	No	No	847 NE 100TH ST
7	8	322604	9444	10/17/02	\$470,000	1220	1220	8	1960	5	8008	Yes	No	8560 2ND AV NE
7	8	510040	2626	2/7/03	\$360,000	1230	0	8	1926	3	5376	No	No	9006 8TH AV NE
7	8	802420	0947	10/29/02	\$399,950	1260	630	8	1999	3	4726	No	No	1245 NE 96TH ST
7	8	322604	9356	11/25/02	\$250,000	1270	0	8	1950	4	7480	No	No	8802 1ST AV NE
7	8	510040	1507	11/4/02	\$299,900	1360	0	8	1956	3	6380	No	No	826 NE 88TH ST
7	8	510140	6486	8/22/03	\$337,500	1390	1210	8	1962	4	6380	No	No	1049 NE 102ND ST
7	8	510140	6560	7/8/03	\$347,000	1480	390	8	1966	4	8700	No	No	835 NE 102ND ST
7	8	437070	0075	5/18/03	\$409,000	1490	1150	8	1949	4	7918	Yes	No	8515 3RD AV NE

Improved Sales Used in this Annual Update Analysis
Areas 6 & 7
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	8	510140	6151	7/10/03	\$379,950	1630	1050	8	2002	3	5860	No	No	1024 NE 102ND ST
7	8	510040	1495	4/10/03	\$473,000	1750	730	8	1989	5	6380	No	No	831 NE 89TH ST
7	8	322604	9543	8/18/03	\$428,000	1790	310	8	1994	3	5472	No	No	8910 2ND AV NE
7	8	510040	2875	9/29/03	\$454,000	1870	500	8	1999	3	8635	Yes	No	9025 15TH AV NE
7	8	510040	4030	4/9/03	\$349,000	1900	250	8	1963	4	5413	No	No	9211 15TH AV NE
7	8	510040	3558	6/27/02	\$330,000	1960	0	8	1999	3	4896	No	No	9206 5TH AV NE
7	8	510140	5342	2/11/03	\$390,000	2050	0	8	1999	3	5663	No	No	9818 8TH AV NE
7	8	802420	0490	6/5/03	\$532,500	2110	900	8	2003	3	5080	No	No	1027 NE 97TH ST
7	8	510040	3947	3/14/02	\$379,950	2150	0	8	2001	3	5000	No	No	1214 NE 92ND ST
7	8	510040	2481	9/17/03	\$469,000	2670	0	8	2003	3	5000	No	No	850 NE 89TH ST
7	8	510040	1144	12/17/03	\$467,000	1710	1300	9	1942	4	10730	Yes	No	1061 NE 88TH ST
7	8	510140	6187	8/21/03	\$470,000	2120	0	9	2002	3	5048	No	No	1052 NE 102ND ST
7	8	510140	6188	9/3/03	\$470,000	2120	0	9	2002	3	5048	No	No	1058 NE 102ND ST
7	8	802420	1115	8/26/02	\$535,000	2250	620	9	2002	3	5111	Yes	No	1233 NE 97TH ST
7	8	802420	1105	10/4/02	\$529,950	2250	620	9	2002	3	5080	No	No	1227 NE 97TH ST
7	8	802420	1110	7/29/02	\$529,000	2250	620	9	2002	3	5110	Yes	No	1231 NE 97TH ST
7	8	510040	1678	9/9/02	\$425,000	2560	0	9	1979	3	6380	No	No	1231 NE 89TH ST
7	8	322604	9390	7/23/02	\$500,000	2950	0	10	1994	3	10350	No	No	533 NE 103RD ST

Improved Sales Removed from this Annual Update Analysis
Areas 6 & 7
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	2	016400	0177	8/20/03	\$202,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	2	016400	0416	9/17/03	\$255,000	RELOCATION - SALE BY SERVICE
6	2	016400	0416	9/17/03	\$255,000	RELOCATION - SALE TO SERVICE
6	2	083200	0040	2/11/02	\$496,428	QUESTIONABLE PER APPRAISAL
6	2	178760	0198	4/10/02	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	2	192604	9046	1/15/03	\$225,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	2	192604	9395	6/14/02	\$258,157	EXEMPT FROM EXCISE TAX
6	2	192604	9406	10/28/02	\$60,188	QUIT CLAIM DEED
6	2	192604	9411	4/2/02	\$80,415	RELATED PARTY, FRIEND, OR NEIGHBOR
6	2	291870	0050	5/15/03	\$269,500	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	2	614970	0253	9/4/03	\$305,000	DIAGNOSTIC OUTLIER
6	2	615020	0015	6/23/03	\$235,500	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	2	615020	0420	10/10/02	\$164,172	PARTIAL INTEREST (103, 102, Etc.) DOR RATIO
6	2	615070	0204	9/18/03	\$140,506	PARTIAL INTEREST; RELATED PARTY, FRIEND...
6	2	615070	0403	5/16/02	\$197,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	2	641460	0171	7/23/03	\$234,990	DIAGNOSTIC OUTLIER
6	2	641460	0212	4/24/03	\$47,849	QUIT CLAIM DEED
6	2	718080	0015	5/27/02	\$188,637	RELATED PARTY, FRIEND, OR NEIGHBOR
6	2	718080	0040	7/3/03	\$235,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	3	026150	0010	2/14/02	\$248,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	3	178760	0145	3/3/03	\$261,500	DIAGNOSTIC OUTLIER
6	3	178760	0147	4/3/03	\$225,000	GOVERNMENT AGENCY; EXEMPT
6	3	178760	0152	11/13/03	\$77,040	DOR RATIO
6	3	202604	9069	4/4/03	\$185,000	NON-REPRESENTATIVE SALE
6	3	207510	0045	6/19/02	\$250,000	NO MARKET EXPOSURE
6	3	283210	0910	1/29/02	\$65,369	PARTIAL INTEREST; RELATED PARTY, FRIEND...
6	3	283210	0910	2/14/03	\$119,960	QUIT CLAIM DEED
6	3	641510	0282	12/24/02	\$255,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	3	641510	0300	10/22/02	\$285,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	3	645030	1320	12/9/03	\$339,500	DIAGNOSTIC OUTLIER
6	3	645030	1865	12/12/02	\$212,000	DIAGNOSTIC OUTLIER
6	3	645030	2265	6/26/02	\$112,000	DOR RATIO
6	3	645030	2315	3/27/02	\$98,000	NO MARKET EXPOSURE
6	3	645030	2385	9/10/03	\$193,000	OBSOLESCENCE
6	3	645030	2505	12/17/03	\$79,975	DOR RATIO
6	3	645030	2620	7/9/03	\$30,000	QUIT CLAIM DEED
6	3	645030	2890	9/25/03	\$194,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	3	645030	3165	7/8/03	\$242,500	UNFINISHED AREA
6	3	645030	3440	2/20/02	\$195,000	NON-REPRESENTATIVE SALE
6	3	769760	0005	4/3/03	\$335,000	UNFINISHED AREA
6	3	769760	0005	2/4/02	\$154,000	NON-REPRESENTATIVE SALE
6	3	769760	0010	12/9/02	\$55,271	QUIT CLAIM DEED
6	5	223850	0005	10/30/02	\$150,000	NO MARKET EXPOSURE
6	5	223850	0020	7/23/03	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	5	224650	0020	3/24/03	\$288,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Areas 6 & 7
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	5	292604	9057	8/21/03	\$57,348	QUIT CLAIM DEED
6	5	303420	0023	1/10/02	\$16,861	QUIT CLAIM DEED
6	5	303420	0065	9/29/03	\$208,500	UNFINISHED AREA
6	5	303420	0125	8/28/03	\$512,000	UNFINISHED AREA
6	5	303420	0200	6/4/03	\$155,415	QUIT CLAIM DEED
6	5	303420	0204	11/6/03	\$91,598	DOR RATIO
6	5	303420	0235	7/30/03	\$250,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	5	303420	0240	6/14/02	\$585,000	NO MARKET EXPOSURE
6	5	303420	0350	5/16/02	\$355,000	NO MARKET EXPOSURE
6	5	303420	0436	8/20/03	\$230,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	5	303420	0437	10/16/02	\$262,000	GOVERNMENT AGENCY; EXEMPT
6	5	303420	0437	7/17/02	\$224,849	GOVERNMENT AGENCY; EXEMPT
6	5	303420	0526	12/24/02	\$250,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	5	303420	0614	1/6/03	\$248,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	5	303420	0659	10/20/03	\$445,000	DIAGNOSTIC OUTLIER
6	5	303420	0661	10/21/03	\$437,865	DIAGNOSTIC OUTLIER
6	5	303420	0705	1/14/02	\$137,299	RELATED PARTY, FRIEND, OR NEIGHBOR
6	5	353190	0031	2/11/02	\$310,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	5	438320	0050	12/12/03	\$160,000	DIAGNOSTIC OUTLIER
6	5	641160	0099	7/21/03	\$96,775	RELATED PARTY, FRIEND, OR NEIGHBOR
6	5	641210	0026	6/27/03	\$184,875	BANKRUPTCY - RECEIVER OR TRUSTEE
6	5	641210	0026	9/22/03	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	5	641210	0144	7/7/03	\$36,029	PARTIAL INTEREST; RELATED PARTY, FRIEND...
6	5	641210	0153	10/17/03	\$264,000	DIAGNOSTIC OUTLIER
6	5	641210	0176	2/5/03	\$200,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	7	099300	2320	5/24/02	\$75,000	PREV IMP<=10K
6	7	099300	2330	5/22/02	\$211,950	DIAGNOSTIC OUTLIER
6	7	191980	0165	1/17/03	\$143,835	QUIT CLAIM DEED
6	7	199720	0140	12/12/02	\$242,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	7	295790	0085	3/10/02	\$235,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	7	304770	0025	12/30/02	\$355,000	NO MARKET EXPOSURE
6	7	312604	9101	7/29/03	\$454,000	IMP COUNT
6	7	312604	9126	10/23/02	\$255,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	7	312604	9193	3/14/03	\$23,079	STATEMENT TO DOR
6	7	312604	9222	9/23/03	\$425,000	DIAGNOSTIC OUTLIER
6	7	391200	0005	5/13/02	\$82,015	QUIT CLAIM DEED
6	7	431070	0560	11/13/02	\$20,000	QUIT CLAIM DEED
6	7	431070	0575	9/30/03	\$125,000	QUIT CLAIM DEED
6	7	431070	1845	3/7/02	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	7	431070	1900	8/7/03	\$372,000	DIAGNOSTIC OUTLIER
6	7	431070	2085	7/3/03	\$230,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	7	431070	2195	2/27/02	\$215,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	7	431070	2235	1/14/02	\$81,315	RELATED PARTY, FRIEND, OR NEIGHBOR
6	7	431070	2287	3/12/03	\$175,000	IMP COUNT
6	7	431070	2345	9/15/03	\$230,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Areas 6 & 7
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	7	431070	2550	6/19/02	\$83,412	QUIT CLAIM DEED
6	7	435870	0071	1/3/03	\$43,646	PARTIAL INTEREST (103, 102, Etc.) DOR RATIO
6	7	546430	0165	10/16/03	\$420,000	DIAGNOSTIC OUTLIER
6	7	546430	0165	7/12/02	\$118,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	7	546430	0178	5/22/02	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	7	630000	0246	1/27/03	\$55,900	QUIT CLAIM DEED
6	7	630000	0325	5/28/03	\$275,000	DIAGNOSTIC OUTLIER
6	7	630050	0640	12/12/02	\$95,432	RELATED PARTY, FRIEND, OR NEIGHBOR
6	7	630050	0730	10/22/03	\$79,736	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
6	7	802170	0075	3/19/03	\$63,000	OBSOLESCENCE
6	7	802170	0185	10/29/03	\$192,060	DIAGNOSTIC OUTLIER
6	7	802170	0465	11/13/02	\$385,000	STATEMENT TO DOR
6	7	802170	0545	1/16/03	\$285,000	RELOCATION - SALE BY SERVICE
6	7	802170	0545	1/16/03	\$285,000	RELOCATION - SALE TO SERVICE
6	7	802170	0815	8/23/03	\$85,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	7	802170	0880	11/20/03	\$310,000	DIAGNOSTIC OUTLIER
6	7	802170	1010	6/7/02	\$369,950	RELOCATION - SALE BY SERVICE
6	7	802170	1010	6/5/02	\$369,950	RELOCATION - SALE TO SERVICE
7	3	156010	0040	9/23/03	\$238,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	3	204450	0150	8/25/03	\$163,333	QUIT CLAIM DEED
7	3	204450	0300	7/12/03	\$110,180	QUIT CLAIM DEED
7	3	223980	0070	3/28/03	\$335,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	3	260520	0010	1/17/02	\$77,853	PARTIAL INTEREST (103, 102, Etc.) DOR RATIO
7	3	271160	0035	8/6/02	\$142,000	NO MARKET EXPOSURE
7	3	292604	9244	9/3/03	\$375,000	DIAGNOSTIC OUTLIER
7	3	292604	9246	1/25/02	\$79,362	PARTIAL INTEREST; RELATED PARTY, FRIEND...
7	3	292604	9373	4/2/03	\$534,750	DIAGNOSTIC OUTLIER
7	3	292604	9545	9/4/03	\$375,125	DIAGNOSTIC OUTLIER
7	3	527220	0035	11/30/02	\$34,150	EXEMPT FROM EXCISE TAX
7	3	527220	0040	1/14/03	\$135,000	DIAGNOSTIC OUTLIER
7	3	543330	0015	4/15/03	\$184,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	3	543330	0035	2/15/02	\$160,000	DIAGNOSTIC OUTLIER
7	3	572450	0070	1/23/02	\$185,000	DIAGNOSTIC OUTLIER
7	3	572450	0185	8/25/03	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	3	641160	0202	12/16/03	\$200,000	DIAGNOSTIC OUTLIER
7	3	641160	0410	4/4/03	\$155,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	3	641310	0071	4/2/02	\$106,885	QUIT CLAIM DEED
7	3	641310	0182	9/3/03	\$121,697	QUIT CLAIM DEED
7	3	641310	0300	3/20/03	\$66,209	PARTIAL INTEREST; RELATED PARTY, FRIEND...
7	3	641310	0313	11/25/02	\$92,159	RELATED PARTY, FRIEND, OR NEIGHBOR
7	3	641360	0075	4/25/02	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	3	641360	0169	8/29/02	\$96,793	RELATED PARTY, FRIEND, OR NEIGHBOR
7	3	641360	0206	2/12/03	\$130,785	RELATED PARTY, FRIEND, OR NEIGHBOR
7	3	641360	0256	7/21/03	\$448,000	DIAGNOSTIC OUTLIER
7	3	641360	0259	7/16/03	\$177,753	QUIT CLAIM DEED

Improved Sales Removed from this Annual Update Analysis
Areas 6 & 7
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	3	781030	0030	8/25/02	\$178,583	RELATED PARTY, FRIEND, OR NEIGHBOR
7	3	781030	0030	8/8/02	\$89,437	RELATED PARTY, FRIEND, OR NEIGHBOR
7	3	925990	0015	10/8/03	\$223,001	DIAGNOSTIC OUTLIER
7	6	116000	0285	12/13/02	\$270,000	UNFINISHED AREA
7	6	116000	0405	3/18/03	\$135,000	DIAGNOSTIC OUTLIER
7	6	116000	0405	5/22/03	\$166,000	TEAR DOWN
7	6	147220	0165	8/18/03	\$250,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	6	326530	0115	8/15/02	\$34,968	PARTIAL INTEREST (103, 102, Etc.) DOR RATIO
7	6	510140	0925	1/31/02	\$75,963	RELATED PARTY, FRIEND, OR NEIGHBOR
7	6	510140	1850	12/7/02	\$108,598	QUIT CLAIM DEED
7	6	510140	1864	1/24/02	\$208,000	DIAGNOSTIC OUTLIER
7	6	510140	1914	5/6/03	\$245,000	IMP COUNT
7	6	510140	2234	3/10/02	\$146,237	RELATED PARTY, FRIEND, OR NEIGHBOR
7	6	510140	2286	3/27/03	\$395,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	6	510140	2348	4/22/03	\$284,000	DIAGNOSTIC OUTLIER
7	6	510140	2408	4/3/02	\$310,000	NO MARKET EXPOSURE
7	6	510140	2578	9/3/03	\$77,033	QUIT CLAIM DEED
7	6	510140	2613	12/18/02	\$81,653	RELATED PARTY, FRIEND, OR NEIGHBOR
7	6	510140	4040	10/9/03	\$240,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	6	510140	4082	8/29/03	\$299,950	DIAGNOSTIC OUTLIER
7	6	510140	4123	4/9/02	\$50,000	QUIT CLAIM DEED
7	6	510140	4133	4/22/03	\$147,000	QUIT CLAIM DEED
7	6	510140	4168	4/23/02	\$150,000	NO MARKET EXPOSURE
7	6	510140	5338	6/17/03	\$249,700	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	6	510140	7805	5/23/03	\$27,279	QUIT CLAIM DEED
7	6	510140	8453	10/2/03	\$355,000	GOVERNMENT AGENCY; EXEMPT
7	6	510140	8587	12/30/02	\$227,500	NO MARKET EXPOSURE
7	6	510140	8774	9/30/03	\$349,950	RELOCATION - SALE BY SERVICE
7	6	510140	8774	9/30/03	\$349,950	RELOCATION - SALE TO SERVICE
7	6	510140	8835	9/13/03	\$133,721	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	6	510140	8854	7/5/02	\$262,550	NO MARKET EXPOSURE
7	6	741120	0026	8/21/03	\$297,000	DIAGNOSTIC OUTLIER
7	6	741120	0026	4/7/03	\$213,500	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	6	802420	1565	4/25/03	\$165,000	NON-REPRESENTATIVE SALE
7	6	802420	1680	2/12/03	\$78,172	STATEMENT TO DOR
7	6	802420	1965	2/21/03	\$310,000	IMP COUNT
7	6	802420	2365	9/14/02	\$167,000	NON-REPRESENTATIVE SALE
7	6	802420	2380	9/30/02	\$343,000	NON-REPRESENTATIVE SALE
7	6	890100	0070	7/30/03	\$235,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	6	890100	0180	4/11/03	\$240,000	NO MARKET EXPOSURE
7	6	890100	0235	8/22/03	\$249,950	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	6	890100	1445	5/30/02	\$124,700	RELATED PARTY, FRIEND, OR NEIGHBOR
7	6	890150	0135	5/16/02	\$330,000	NO MARKET EXPOSURE
7	6	890200	0064	1/17/03	\$103,671	RELATED PARTY, FRIEND, OR NEIGHBOR
7	6	890200	0266	4/7/03	\$214,950	ESTATE ADMIN, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Areas 6 & 7
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	6	890200	0295	8/15/03	\$188,000	STATEMENT TO DOR
7	7	246440	0075	6/14/02	\$99,711	PARTIAL INTEREST; RELATED PARTY, FRIEND...
7	7	246440	0180	2/19/03	\$234,900	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	7	246440	0355	10/30/02	\$149,531	QUIT CLAIM DEED
7	7	246440	0370	4/9/03	\$580,000	DIAGNOSTIC OUTLIER
7	7	246440	0625	3/28/03	\$180,000	DIAGNOSTIC OUTLIER
7	7	246440	0790	5/3/02	\$80,186	PARTIAL INTEREST; RELATED PARTY, FRIEND...
7	7	297980	0330	5/22/03	\$162,934	STATEMENT TO DOR
7	7	297980	0670	6/26/02	\$260,000	IMP. CHAR CHANGED SINCE SALE
7	7	297980	0680	9/24/03	\$274,500	RELOCATION - SALE BY SERVICE
7	7	297980	0680	8/19/03	\$274,500	RELOCATION - SALE TO SERVICE
7	7	297980	1150	3/25/03	\$311,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	7	354490	0095	8/1/02	\$295,000	DIAGNOSTIC OUTLIER
7	7	354490	0105	8/13/03	\$163,468	QUIT CLAIM DEED
7	7	373590	0305	8/20/02	\$262,500	NO MARKET EXPOSURE
7	7	614870	0050	1/8/02	\$315,000	DIAGNOSTIC OUTLIER
7	7	688480	0015	10/24/02	\$306,000	NO MARKET EXPOSURE
7	7	688480	0195	12/11/02	\$320,000	NO MARKET EXPOSURE
7	7	688480	0250	4/1/02	\$267,500	DIAGNOSTIC OUTLIER
7	7	688480	0325	9/4/03	\$48,625	QUIT CLAIM DEED
7	7	688480	0385	5/13/03	\$343,300	UNFINISHED AREA
7	7	772060	0080	6/1/03	\$270,000	DIAGNOSTIC OUTLIER
7	7	860490	0360	11/5/02	\$330,000	UNFINISHED AREA
7	7	860490	0405	6/21/02	\$73,570	NO MARKET EXPOSURE
7	8	199520	0140	6/17/02	\$234,000	NO MARKET EXPOSURE
7	8	199520	0365	10/17/02	\$221,700	NO MARKET EXPOSURE
7	8	199520	0385	8/2/02	\$140,000	TEAR DOWN
7	8	322604	9091	5/27/03	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	8	322604	9216	9/13/02	\$227,981	FULL SALES PRICE NOT REPORTED
7	8	322604	9221	12/6/03	\$86,392	DOR RATIO
7	8	322604	9253	9/5/03	\$200,000	UNFINISHED AREA
7	8	322604	9256	4/10/02	\$230,000	NO MARKET EXPOSURE
7	8	322604	9395	6/24/03	\$235,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	8	322604	9403	7/14/03	\$95,894	EXEMPT FROM EXCISE TAX
7	8	322604	9464	8/13/03	\$287,000	NON-REPRESENTATIVE SALE
7	8	437070	0155	8/14/03	\$257,500	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	8	510040	1342	6/11/03	\$276,500	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	8	510040	1675	8/28/02	\$262,000	IMP. CHAR CHANGED SINCE SALE
7	8	510040	2257	1/29/03	\$103,500	QUIT CLAIM DEED
7	8	510040	2350	10/28/02	\$265,000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	8	510040	2481	10/4/02	\$125,000	NO MARKET EXPOSURE
7	8	510040	2800	1/6/03	\$245,000	DIAGNOSTIC OUTLIER
7	8	510040	2848	6/21/02	\$88,219	QUIT CLAIM DEED
7	8	510040	3151	8/14/02	\$259,950	NO MARKET EXPOSURE
7	8	510040	3238	6/4/02	\$354,033	ESTATE ADMIN, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Areas 6 & 7
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	8	510040	3348	7/11/02	\$130,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	8	510040	3423	10/16/03	\$439,500	DIAGNOSTIC OUTLIER
7	8	510040	3531	6/28/02	\$250,000	NO MARKET EXPOSURE
7	8	510040	3582	8/18/03	\$390,000	DIAGNOSTIC OUTLIER
7	8	510040	3996	3/27/02	\$260,000	FORCED SALE; NON-REP SALE
7	8	510140	3843	5/13/02	\$56,747	QUIT CLAIM DEED
7	8	510140	3849	5/23/03	\$197,157	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	8	510140	4566	1/14/02	\$247,800	DIAGNOSTIC OUTLIER
7	8	510140	4629	9/23/02	\$176,310	NO MARKET EXPOSURE
7	8	510140	5067	4/10/03	\$96,337	PARTIAL INTEREST; RELATED PARTY, FRIEND...
7	8	510140	5112	2/4/03	\$278,000	UNFINISHED AREA
7	8	510140	5400	4/12/02	\$95,578	QUIT CLAIM DEED
7	8	510140	6231	3/18/03	\$167,500	DIAGNOSTIC OUTLIER
7	8	510140	6237	4/26/02	\$115,150	PARTIAL INTEREST (103, 102, Etc.) DOR RATIO
7	8	510140	6294	12/31/02	\$112,300	RELATED PARTY, FRIEND, OR NEIGHBOR
7	8	510140	6324	4/18/02	\$265,000	RELOCATION - SALE TO SERVICE
7	8	510140	6372	1/17/03	\$31,112	RELATED PARTY, FRIEND, OR NEIGHBOR
7	8	510140	6390	11/3/03	\$277,000	DIAGNOSTIC OUTLIER
7	8	510240	0070	6/13/02	\$340,000	IMP COUNT
7	8	610840	0065	5/8/03	\$279,350	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	8	638600	0025	3/15/02	\$113,000	SELLER'S OR PURCHASER'S ASSIGNMENT
7	8	638600	0105	2/4/02	\$300,000	NO MARKET EXPOSURE
7	8	691470	0004	1/23/02	\$56,429	QUIT CLAIM DEED
7	8	691470	0065	4/21/03	\$327,500	1031 TRADE
7	8	802420	0935	12/10/03	\$96,496	DOR RATIO
7	8	802420	0935	9/6/02	\$125,000	QUIT CLAIM DEED
7	8	802420	1235	3/17/03	\$52,106	DOR RATIO
7	8	802420	1270	11/14/02	\$276,000	NO MARKET EXPOSURE
7	8	802420	1540	11/22/02	\$270,000	DIAGNOSTIC OUTLIER
7	8	802420	1540	10/6/03	\$425,000	DIAGNOSTIC OUTLIER
7	8	920600	0030	6/10/02	\$230,000	NO MARKET EXPOSURE
7	8	920600	0150	2/20/02	\$360,000	NO MARKET EXPOSURE



King County
Department of Assessments
King County Administration Bldg.
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr